



City of San Marcos

Regular Meeting Historic Preservation Commission January 6, 2022, 5:45 PM City Council Conference Room 630 East Hopkins Street

Due to COVID-19, this will be a hybrid (in-person/virtual) meeting. For more information on how to observe the virtual meeting, please visit:
<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.

I. Call To Order

II. Roll Call

III. 30 Minute Citizen Comment Period: *Persons wishing to participate (speak) during the citizen comment period must submit their written comments to hpccommission@sanmarcostx.gov no later than **12:00 p.m. (noon)** on the day of the meeting. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Please indicate if you would like to speak in person.*

MINUTES

1. Consider approval, by motion, of the December 2, 2021 regular meeting minutes.

ACTION ITEM:

2. Consideration of Recommendation Resolution 2022-01RR, recommending the City Council authorize an amendment to the San Marcos Development Code and Appendix C, Historic District Design Guidelines of the San Marcos Design Manual, to amend the criteria for approval of local historic landmarks and local historic districts.

3. **HPC-21-18 (515 Scott Street)** Consider a request for a Certificate of Appropriateness by Irving Seligman to allow the construction of a driveway off Scott Street to access a new detached garage.
4. **HPC-21-20 (923 Burleson Street)** Consider a request for a Certificate of Appropriateness by Pekka Rintala to allow various exterior alterations, which include but are not limited to, replacement of the garage doors with functioning doors, replacement of the garage doors with windows, removal of the front gable awning adjacent to the garage, and replacement of the existing composition shingle roof with a standing seam metal roof.
5. **HPC-21-22 (130 North Endicott Street)** Consider a request for a Certificate of Appropriateness by Tom and Daris Hale to allow the installation of a new mailbox on the front façade of the home.

PUBLIC HEARINGS

*Written comments or requests to join in a public hearing must be sent to hpccommission@sanmarcostx.gov the day prior to the meeting and no later than **12:00 p.m. (noon)** on the day of the hearing. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Any additional information regarding this virtual meeting may be found at the following link: <https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>. Please indicate if you would like to speak in person.*

6. **HPC-22-01 (1029 West San Antonio Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Michael Richards to allow various exterior alterations, which include but are not limited to, construction of a wood frame carport at the rear of the property, raising the roof of the attached garage approximately three feet to accommodate a bedroom, bath, and study, and construction of an accessory dwelling unit at the rear of the property.
7. **HPC-22-03 (704 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Matt Akins to allow the installation of an on-premises attached wood wall sign on the property.

DISCUSSION ITEMS

8. Updates on the following:
 - a. Committees
 - b. Demolition by Neglect
 - c. Local Tax Incentives for Historic Age Properties

IV. FUTURE AGENDA ITEMS

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

V. QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

Persons wishing to participate remotely in the Q&A session must email

hpccommission@sanmarcostx.gov beginning the day prior to the meeting and before 12:00PM the day of the meeting. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

VI. ADJOURNMENT

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov. For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer at 512.393.8232 or abrake@sanmarcostx.gov.



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, December 2, 2021

5:45 PM

Hybrid Meeting

Due to COVID-19, this was a hybrid in-person/virtual meeting. For more information on how to observe the virtual meeting, please visit:

<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

I. Call To Order

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 5:49 p.m. on Thursday, December 2, 2021.

II. Roll Call

Present 7 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers, Commissioner Little, and Commissioner Baker

Absent 0

III. 30 Minute Citizen Comment Period:

Lisa Marie Coppoletta, 1322 Belvin Street, stated that the city had paid a lot of money on the historic resources survey and it had not been rolled out yet. She stated that she was concerned with property taxes in San Marcos skyrocketing.

MINUTES

1. Consider approval, by motion, of the November 4, 2021 regular meeting minutes.

A motion was made by Commissioner Rogers, seconded by Commissioner Arlinghaus to approve the minutes as presented. The motion carried by the following vote:

For: 7 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers, Commissioner Little, and Commissioner Baker

Against: 0

PUBLIC HEARINGS

2. HPC-21-18 (515 Scott Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Irving Seligman to allow the construction of a new detached garage at the rear of the property and the paving of a driveway off Scott Street to access the new garage.

Alison Brake gave a presentation outlining the request. She concluded the request to allow the construction of a new detached garage at the rear of the property and the paving of a driveway off Scott Street to access the new garage is consistent with the San Marcos Development Code [Sections 4.5.2.1(I)(1)(a), 4.5.2.1(I)(1)(b), 4.5.2.1(I)(1)(e), 4.5.2.1(I)(1)(f), 4.5.2.1(I)(1)(g), 4.5.2.1(I)(1)(h), and 4.5.2.1(I)(1)(i)], the Secretary of the Interior Standards [Standard Numbers 1, 2, 3, 9, and 10], and the Historic District Design Guidelines. She concluded the request is neutral against the San Marcos Development Code [Sections 4.5.2.1(I)(1)(c) and 4.5.2.1(I)(1)(d)] and the Secretary of the Interior Standards [Standard Number 5].

Irving Seligman, applicant, stated that he was available for questions.

There were no further questions and Chair Perkins closed the public hearing.

A motion was proposed by Commissioner Arlinghaus, seconded by Commissioner Rogers, to approve the construction of a new detached garage at the rear of the property and the paving of a driveway off Scott Street to access the new garage as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.

A motion was proposed by Commissioner Perkins, seconded by Commissioner Baker, to amend the main motion so that the applicant would be required to construct a ribbon driveway. The motion failed by the following vote:

For: 3 – Commissioner Perkins, Commissioner Baker, and Commissioner Arlinghaus

Against: 4 – Commissioner Holder, Commissioner Paniagua, Commissioner Rogers, and Commissioner Little

A motion was proposed by Commissioner Holder to amend the main motion so that the applicant would be required to use permeable material when constructing the driveway. The motion failed for lack of a second.

Discussion regarding the driveway ensued.

A motion was proposed by Commissioner Baker, seconded by Commissioner Paniagua, to table action on the driveway portion of the request to the January 6, 2022 regular meeting to allow the applicant time to research permeable paving materials for the driveway.

The motion carried by the following vote:

For: 7 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers, Commissioner Little, and Commissioner Baker

Against: 0

A motion was proposed by Commissioner Arlinghaus, seconded by Commissioner Rogers, to approve the construction of a new detached garage at the rear of the property as the request met the criteria of the San Marcos Development Code and is

consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.

The motion carried by the following vote:

For: 6 – Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers Commissioner Little, and Commissioner Baker

Against: 1 – Commissioner Perkins

- 3. HPC-21-19 (923 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Anita Collins and Antonio Palacios to allow the installation of concrete pavers for use as a driveway and the construction of a new wood frame carport.**

Alison Brake gave a presentation outlining the request. She concluded the request to allow the installation of concrete pavers for use as a driveway and the construction of a new wood frame carport is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(a), 4.5.2.1(l)(1)(b), 4.5.2.1(l)(1)(g), and 4.5.2.1(l)(1)(j)], the Secretary of the Interior Standards [Standard Number 3], and the Historic District Design Guidelines. She concluded the request is neutral against the San Marcos Development Code [Sections 4.5.2.1(l)(1)(e) and 4.5.2.1(l)(1)(f)] and the Secretary of the Interior Standards [Standard Numbers 2, 5, 9, and 10].

Antonio Palacios, applicant, stated the reason he wanted the carport was to protect his vehicles from bad weather. He stated that he was available for questions.

Lisa Marie Coppoletta, 1322 Belvin Street, stated that her only concern was how close the carport would be to the street.

There were no further questions and Chair Perkins closed the public hearing.

A motion was proposed by Commissioner Arlinghaus, seconded by Commissioner Paniagua, to approve the installation of concrete pavers for use as a driveway and the construction of a new wood frame carport as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.

The motion carried by the following vote:

For: 7 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Rogers, Commissioner Paniagua, Commissioner Little, and Commissioner Baker

Against: 0

- 4. HPC-21-20 (923 Burleson Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Pekka Rintala to allow various exterior alterations, which include but are not limited to, replacement of the garage doors with windows, removal of the front gable awning adjacent to the garage, and replacement of the existing composition shingle roof with a standing seam metal roof.**

Alison Brake gave a presentation outlining the request. She concluded the request to allow the removal of the second entry door and front gable awning adjacent to the garage is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(a), 4.5.2.1(l)(1)(b), 4.5.2.1(l)(1)(c), 4.5.2.1(l)(1)(g), and 4.5.2.1(l)(1)(j)], the Secretary of the Interior Standards [Standard Number 1], and the Historic District Design Guidelines. She concluded the request is inconsistent with the Secretary of the Interior Standards [Standard Number 6]. She concluded the request is neutral against the San Marcos Development Code [Sections 4.5.2.1(l)(1)(d), 4.5.2.1(l)(1)(f), and 4.5.2.1(l)(1)(h)] and the Secretary of the Interior Standards [Standard Numbers 2, 3, 4, 5, 9, and 10].

She concluded the request to allow the removal of and replacement of the garage doors with windows is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(a), 4.5.2.1(l)(1)(b), 4.5.2.1(l)(1)(c), 4.5.2.1(l)(1)(g), and 4.5.2.1(l)(1)(j)], the Secretary of the Interior Standards [Standard Numbers 1 and 5], and the Historic District Design Guidelines. She concluded the request is inconsistent with the Secretary of the Interior Standards [Standard Number 4]. She concluded the request is neutral against the San Marcos Development Code [Section 4.5.2.1(l)(1)(d)] and the Secretary of the Interior Standards [Standard Numbers 2, 3, 6, 9, and 10].

She concluded the request to allow the installation of a new fiber-cement siding, WeatherSide™, which matches the profile and size of the existing asbestos shingle siding is consistent with the Secretary of the Interior Standards [Standard Numbers 1, 2, 3, and 6], and the Historic District Design Guidelines. She concluded the request is neutral against the San Marcos Development Code [Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards [Standard Numbers 4, 5, and 9].

She concluded the request to allow the replacement of the existing composition shingle roof with a standing seam metal is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(g) and 4.5.2.1(l)(1)(h)], the Secretary of the Interior Standards [Standard Numbers 1, 2, 5, and 9], and the Historic District Design Guidelines. She concluded the request is neutral against the Secretary of the Interior Standards [Standard Numbers 3, 4, and 6].

Pekka Rintala, applicant, stated that he was available for questions.

Lisa Marie Coppoletta, 1322 Belvin Street, stated that she was concerned that the home would become an ancillary unit for the property owner, and it would be rented.

There were no further questions and Chair Perkins closed the public hearing.

A motion was proposed by Commissioner Baker to deny the request for the various exterior alterations. The motion failed for lack of a second.

A motion was proposed by Commissioner Perkins, seconded by Commissioner Paniagua, to table the request to the January 6, 2022 regular meeting to allow the Commission more time to review the request due to the significant amount of alterations being proposed for the structure.

The motion carried by the following vote:

For: 4 – Commissioner Perkins, Commissioner Holder, Commissioner

Paniagua, and Commissioner Baker

Against: 3 – Commissioner Arlinghaus, Commissioner Rogers, and Commissioner Little

5. **HPC-21-21 (620 Rogers Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Rebecca Carpenter to allow various exterior alterations, which include but are not limited to, replacement of the detached garage doors with functioning doors and installation of new windows along the side façade of the detached garage.**

Alison Brake gave a presentation outlining the request. She concluded the request to allow the replacement of the detached garage doors with functioning doors is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(a), 4.5.2.1(l)(1)(b), 4.5.2.1(l)(1)(e), 4.5.2.1(l)(1)(g), 4.5.2.1(l)(1)(h), 4.5.2.1(l)(1)(i), and 4.5.2.1(l)(1)(j)], the Secretary of the Interior Standards [Standard Numbers 1, 2, 3, 4, 5, 6, 9, and 10], and the Historic District Design Guidelines. She concluded the request is neutral against the San Marcos Development Code [Sections 4.5.2.1(l)(1)(c) and 4.5.2.1(l)(1)(d)].

She concluded the request to allow installation of new windows along the side façade of the detached garage is consistent with the San Marcos Development [Sections 4.5.2.1(l)(1)(a), 4.5.2.1(l)(1)(e), 4.5.2.1(l)(1)(h), 4.5.2.1(l)(1)(i), and 4.5.2.1(l)(1)(j)], the Secretary of the Interior Standards [Standard Number 1], and the Historic District Design Guidelines. She concluded the request is inconsistent with the Secretary of the Interior Standards {Standard Number 5}. She concluded the request is neutral against the San Marcos Development Code [Sections 4.5.2.1(l)(1)(c), 4.5.2.1(l)(1)(d), and 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards [Standard Numbers 2, 3, 4, 7, 9, and 10].

Rebecca Carpenter, applicant, stated that she was available for questions.

Lisa Marie Coppoletta, 1322 Belvin Street, stated that she really liked the applicant and suggested centering the new windows on garage, rather than placing them on either end of the side façade.

There were no further questions and Chair Perkins closed the public hearing.

A motion was proposed by Commissioner Paniagua, seconded by Commissioner Arlinghaus, to approve the various exterior alterations, which include but are not limited to, replacement of the detached garage doors with functioning doors and installation of new windows along the side façade of the detached garage as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.

A motion was proposed by Commissioner Arlinghaus, seconded by Commissioner Paniagua, to amend the main motion so that the windows would be centered on the side façade of the garage. The motion carried by the following vote:

For: 7 – Commissioner Perkins, Commissioner Holder, Commissioner Baker, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers, and Commissioner Baker

Against: 0

A motion was proposed by Commissioner Arlinghaus, seconded by Commissioner Little, to amend the main motion so that the garage doors that are installed are the same as the one depicted as “Garage Door Option 1” in the presentation. The motion carried by the following vote:

For: 7 – Commissioner Perkins, Commissioner Holder, Commissioner Baker, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers, and Commissioner Baker

Against: 0

Chair Perkins called for a vote on the main motion with the following conditions: 1) The garage doors that are installed are the same as the one depicted as “Garage Door Option 1” in the presentation; and 2) The new windows installed on the side façade of the garage are located in the center rather than on the far left or far right of the façade. The motion carried by the following vote:

For: 7 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Rogers, Commissioner Paniagua, Commissioner Little, and Commissioner Baker

Against: 0

- 6. HPC-21-22 (130 North Endicott Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Tom and Daris Hale to allow the installation of a six-foot tall wooden cap and rail privacy fence around the property and the replacement of the wood post and metal mailbox with a brick enclosed mailbox.**

Prior to the public hearing, Commissioner Perkins and Commissioner Baker recused themselves from the dais to avoid the appearance of impropriety.

Alison Brake gave a presentation outlining the request. She concluded the request to allow the installation of a six-foot tall wooden cap and rail privacy fence around the property is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(f), 4.5.2.1(l)(1)(g), and 4.5.2.1(l)(1)(h)], the Secretary of the Interior Standards [Standard Numbers 1, 2, 5, and 10], and the Historic District Design Guidelines. She concluded the request is neutral against the San Marcos Development Code [Section 4.5.2.1(l)(1)(e)] and the Secretary of the Interior Standards [Standard Numbers 3 and 9].

She concluded the request to allow the replacement of the wood post and metal mailbox with a brick enclosed mailbox is consistent with the Secretary of the Interior Standards [Standard Numbers 1, 2, and 10], and the Historic District Design. She concluded the request is inconsistent with the San Marcos Development Code [Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards [Standard Number 5]. She concluded the request is neutral against the San Marcos Development Code [Sections 4.5.2.1(l)(1)(e) and 4.5.2.1(l)(1)(j)] and the Secretary of the Interior Standards [Standard Numbers 3, 4, and 9].

Tom and Daris Hale, applicants, stated that they were available for questions.

Lisa Marie Coppoletta, 1322 Belvin Street, stated that she was concerned with the fence.

There were no further questions and Vice Chair Holder closed the public hearing. Vice Chair holder stated that he wanted to separate the two requests and take action on each separately.

A motion was proposed by Commissioner Arlinghaus, seconded by Commissioner Rogers, to approve the installation of a six-foot tall wooden cap and rail privacy fence around the property as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.

The motion carried by the following vote:

For: 5 – Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers and Commissioner Little

Against: 0

Discussion ensued regarding the mailbox.

A motion was proposed by Commissioner Paniagua, seconded by Commissioner Arlinghaus, to table action on the replacement of the wood post and metal mailbox with a brick enclosed mailbox to the January 6, 2022 regular meeting to allow the applicant time to find a more appropriate design.

The motion carried by the following vote:

For: 5 – Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers and Commissioner Little

Against: 0

- 7. 140 South Guadalupe Street Demolition Review (Permit #2021-38575) Hold a public hearing and consider the 90-day demolition delay period and discuss alternatives to demolition and methods for potential preservation of historic character of the property.**

Alison Brake gave a presentation outlining the request and reviewed the criteria for demolition delay with the Commission.

Laurie Moyer, Director, Engineering/CIP, applicant, stated she and the consultant, Alan LaFon, were available for questions.

Lisa Marie Coppoletta, asked the Commission to table the request and stated that this property was the epicenter of gentrification. She expressed concerns that city staff was presenting a request where the city was the applicant.

There were no further questions and Chair Perkins closed the public hearing.

A motion was proposed by Commissioner Perkins, seconded by Commissioner Paniagua, that the building is historically significant and met the criteria of Section 2.5.4.5 and therefore, the issuance of demolition permit #2021-38575 should be

delayed for an additional 90 days to allow all potentially interested parties to take whatever steps deemed appropriate to accomplish the preservation of the building.

The motion carried by the following vote:

For: 6 – Commissioner Perkins, Commissioner Holder, Commissioner Paniagua, Commissioner Rogers, Commissioner Little, and Commissioner Baker

Against: 1 – Commissioner Arlinghaus

DISCUSSION ITEMS

8. Discussion regarding a potential Recommendation Resolution regarding updating the criteria for designation of local historic districts and local historic landmarks in Section 2.5.4.5 of the San Marcos Development Code and provide feedback to staff.

The Commission provided feedback to bring a Recommendation Resolution regarding updating the criteria for designation of local historic districts and local historic landmarks. It will be brought before the Commission for action in January.

9. Discussion regarding preservation priority rankings and provide feedback to staff.

Staff explained how the priority rankings were assigned in the historic resources survey, explaining they are associated with the level of historic integrity a property possesses. Staff also explained that there is no formal process to update the rankings in the survey but that the Texas Historical Commission's State Survey Coordinator is consulted when reviewing them for updating. The Commission provided feedback that a formal process to update the historic resources survey would be ideal. They would also like to hear how other municipalities utilize preservation priority rankings.

10. Discussion regarding local tax incentives for historic age properties and provide feedback to staff.

Commissioners Perkins, Rogers, and Baker recused themselves from the dais to avoid the appearance of impropriety. Due to a potential conflict of interest, Commissioner Little also recused herself from the dais for this discussion. With no quorum remaining to discuss, the item was postponed to the next available meeting.

11. Updates on the following:

a. Grants

b. Committees

c. November 1st Dunbar Neighborhood meeting

- a. Staff provided an update on the Underrepresented Communities Grant.
- b. Commissioner Perkins provided an update regarding the Demolition Committee, stating they had met in October and November and had discussed potentially bringing forward a discussion item regarding updating the demolition review for historic age structures requirements.
- c. Commissioner Perkins provided an update on the Dunbar Neighborhood meeting held on November 1st, saying it was well attended and that members of the community are ready to lend their support to the designation of the Dunbar School Home Economics Building, the Cephas House, and the

Calaboose African American History Museum on the National Register of Historic Places.

FUTURE AGENDA ITEMS

Commissioner Perkins requested that the following items be added to a future agenda:

1. Discussion regarding moving the Historic Preservation Officer position to a different department.
2. Update regarding the Dunbar School Home Economics Building.
3. Update regarding the possible demolition by neglect case he sent city staff an email about.

QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC

No one spoke.

**THERE BEING NO FURTHER BUSINESS CHAIR PERKINS DECLARED THE MEETING
ADJOURNED AT 9:39 P.M.**

Ryan Patrick Perkins, Chair

ATTEST:

Alison Brake, Historic Preservation Officer



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer
DATE: December 9, 2021
RE: **AGENDA ITEM 2: RECOMMENDATION RESOLUTION 2022-01RR**

Discussion was held during a special meeting of the Commission on September 29, 2021, regarding amending the San Marcos Development Code to update the Development Code, specifically the criteria for approval when designating local historic districts and local historic landmarks. The recommendation to update the designation criteria was brought to the Commission from the Local Landmarks Committee (Commissioners Perkins and Holder and former Commissioner Lunkenheimer). The committee also recommended changes to existing definitions as well as inclusion of new definitions.

Utilizing the information provided at the special meeting and looking at the designation criteria of cities such as San Antonio and Denver and definitions from the National Park Service, staff has drafted redlines of the potential amendment. The redlined document is attached only to help aid the discussion. The draft language will continue to be refined through the process should the City Council give direction to move forward with the text amendment.

Text amendments to the Development Code as well as the Design Manual first require initial authorization by City Council. In keeping with the approved Commission bylaws, the next step in the process would be the approval of the attached Recommendation Resolution which will then be forwarded to City Council via the City Clerk and the City Manager.



RECOMMENDATION RESOLUTION

Historic Preservation Commission

Recommendation Number: (2022-01RR): Recommending that the City Council authorize an amendment to the San Marcos Development Code and Appendix C, Historic District Design Guidelines of the San Marcos Design Manual, to amend the criteria for approval of local historic landmarks and local historic districts.

WHEREAS, the City's Comprehensive Plan, "Vision San Marcos: A River Runs Through Us," recognizes that the citizens of San Marcos "are conscious of preserving our rich historical past and will pursue future cultural enrichment"; and

WHEREAS, toward that end, the City boasts seven locally designated historic districts and nine locally designated landmarks while other structures and sites have been recognized at the national and state levels for their historical or cultural significance; and

WHEREAS, historic districts and landmarks are evaluated for designation using local criteria and the criteria applied to evaluate properties for inclusion in the National Register of Historic Places (NRHP);

WHEREAS, *My Historic SMTX* recommends a broader range of designation criteria that take into consideration and specifically address characteristics such as local ethnic heritage, folk or ethnic art, significant utilitarian structures, relationship to other resources (buildings, areas, etc.), localities that are unique or familiar visual features, local archeological significance, and current designation as Recorded Texas Historic Landmark, State Antiquities Landmark, or NRHP-listed resource.

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation Commission recommends that the San Marcos City Council consider the initial authorization of a text amendment, per Section 2.4.1.2 of the San Marcos Development Code, to amend the San Marcos Development Code and Appendix C, Historic District Design Guidelines, San Marcos Design Manual, as applicable to update the criteria for evaluation of local historic landmarks and local historic districts.

Date of Approval: January 6, 2022

Record of the vote:

Attest: _____
Ryan Patrick Perkins, Chair, Historic Preservation Commission

The Development Code could be amended to read as follows:

Section 2.5.4.5 ~~Criteria for Approval~~ Designation Criteria for Historic Districts and Landmarks

~~In making a determination or recommendation regarding the establishment or expansion of a Historic District or Landmark the following factors should be considered:~~

- ~~A. Historical, architectural and cultural significance of the site(s)~~
- ~~B. Suitability for preservation or restoration;~~
- ~~C. Educational value; and~~
- ~~D. Satisfaction of criteria established for inclusion of the site(s) and/or district in the National Register of Historic Places.~~

- A. Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (B) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- B. Criteria For Evaluation.
 - 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
 - 2. Its location as a site of a significant local, county, state, or national event;
 - 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
 - 4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;
 - 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
 - 6. Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;
 - 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
 - 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
 - 9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;
 - 10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;
 - 11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Marcos, Texas or the United States;
 - 12. It is an important example of a particular architectural type or specimen;
 - 13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;
 - 14. It possesses significant archeological value that has produced or is likely to produce data affecting theories of historic or prehistoric interest;
 - 15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area; or
 - 16. It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark or is included on the National Register of Historic Places.
- C. Properties eligible for designation include, but are not limited to, those listed below:

1. Buildings or places which have come to represent a part of San Marcos's cultural heritage for at least twenty-five (25) years;
2. Architectural curiosities, one-of-a-kind buildings and notable examples of architectural styles and periods or methods of construction, particularly local or regional types and buildings by internationally known architects or master builders and important works by minor ones;
3. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event;
4. Parks, plazas, bridges, streets, walkways, acequias, vistas and objects that have special cultural, historic or architectural significance, including studios of artists, writers or musicians during years of significant activity;
5. Institutions that provide evidence of the cultural history of San Marcos (churches, universities, art centers, theaters and entertainment halls) as well as stores, businesses and other properties that provide a physical record of the experience of particular ethnic groups;
6. Markets and commercial structures or blocks which are important to the cultural life of San Marcos and groups of buildings, structures and/or sites representative of, or associated with particular social, ethnic or economic groups during a particular period;
7. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history, historic or prehistoric cemeteries, battlefields or shrines;
8. Buildings that physically and spatially comprise a specific historical or architectural environment or clusters of historically, architecturally, or culturally related buildings that represent the standards and tastes of a specific segment of a community or neighborhood;
9. Unrelated structures that represent a historical or cultural progression or various styles and functions, or cohesive townscapes or streetscapes that possess an identity of place;
10. Objects such as fountains, clocks, markers, sculpture, bridges, and acequias which are important to the historical and cultural life of the city and related to a specific location; or
11. Walkways, setbacks, open grass or landscaped areas along the San Marco River, including special vistas associated throughout city development patterns in and near plazas, parks and riverbanks.

The following codified definitions could be amended:

- 110. Historic District:** an Overlay District intended to preserve and protect Historic Structures, Thoroughfares, and neighborhoods that serve as visible reminders of the history and cultural heritage of the City, the State and the United States, as determined in accordance with Chapter 2, Article 5, Division 4. A district possesses a significant concentration, linkage, or continuity of sites, buildings, structure, or objects united historically or aesthetically by plan or physical development.
- 111. Historic Landmark:** ~~a site having historical, architectural, or cultural significance, which is suitable for preservation or Restoration, has educational value and satisfies the criteria established for inclusion in the National Register of Historic Places;~~ Any individual site, building, structure, object, cultural landscape, historic landscape, or historic resource which has historic, architectural, or cultural significance as determined in accordance with Chapter 2, Article 5, Division 4.
- 112. Historic Structure:** ~~any Structure that is:~~
- ~~a.— Listed individually in the National Register of Historical Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; and/or~~
 - ~~b.— Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered Historic District or a district preliminarily determined by the secretary to qualify as a registered Historic District; and/or~~
 - ~~c.— Individually listed on a local or state inventory of historic places.~~
- Any individual site, building, structure, object, cultural landscape, or historic landscape which is potentially eligible for local, state, or National Register of Historic Places designation.

The following definitions could be added to Appendix C, San Marcos Design Manual, Historic Design Guidelines:

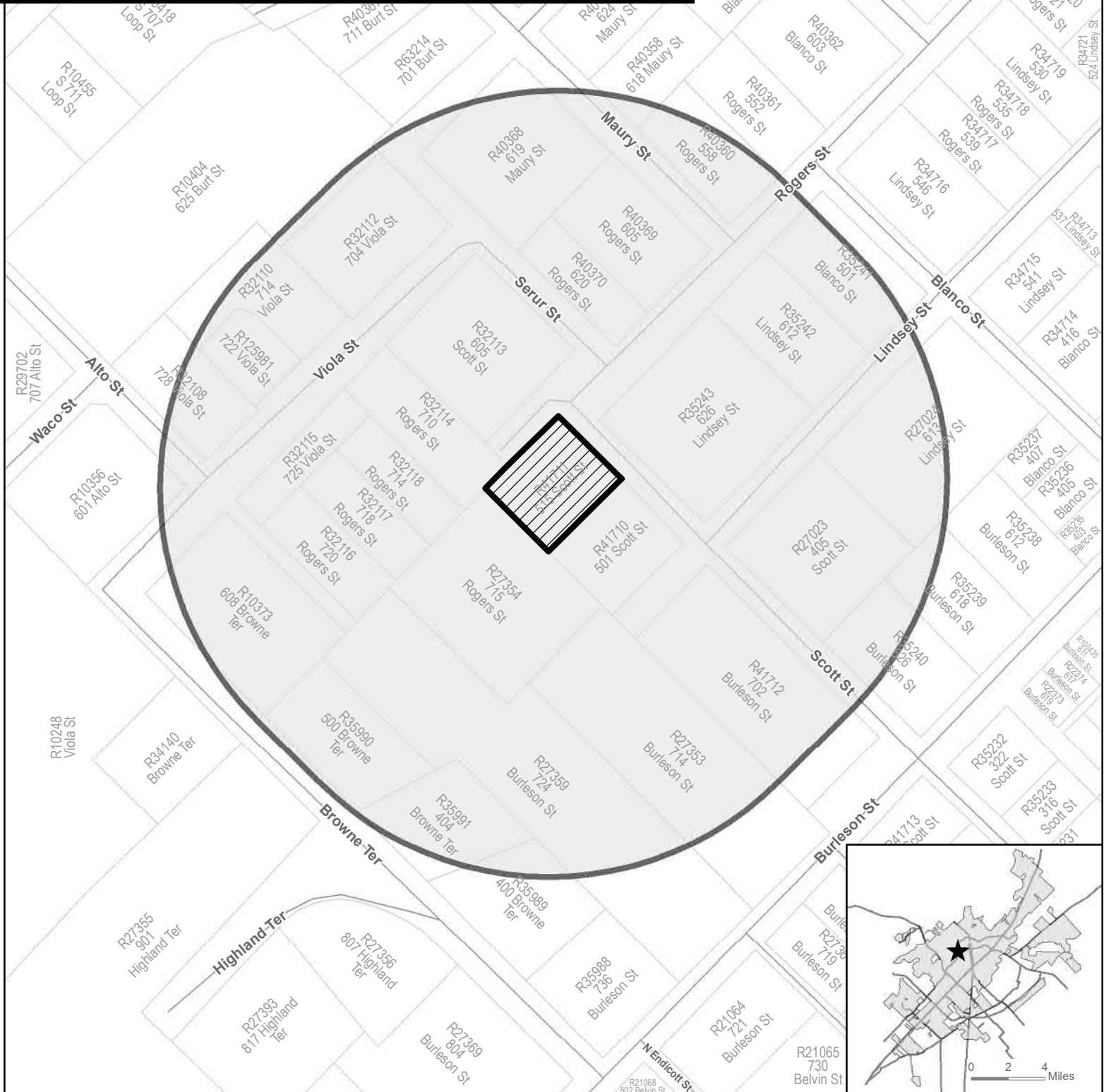
- **Cultural Landscape:** a geographic area, including both cultural and natural resources associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.
 - a. *Historic Site:* a landscape significant for its association with a historic event, activity, or person. Examples include battlefields and president's house properties.
 - b. *Historic Designed Landscape:* a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.
 - c. *Historic Vernacular Landscape:* a landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such as a farm or a collection of properties such as a district of historic farms along a river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.
 - d. *Ethnographic Landscape:* a landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, religious sacred sites and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components.
- **Historic landscapes:** include residential gardens and community parks, scenic highways, rural communities, institutional grounds, cemeteries, battlefields and zoological gardens. They are composed of a number of

character-defining features which, individually or collectively contribute to the landscape's physical appearance as they have evolved over time. In addition to vegetation and topography, cultural landscapes may include water features, such as ponds, streams, and fountains; circulation features, such as roads, paths, steps, and walls; buildings; and furnishings, including fences, benches, lights and sculptural objects.

- **Historic Integrity:** the ability of a structure or district to convey its historic, geographic, architectural, or cultural significance. To have integrity means that a structure or district can be recognized as belonging to its particular time and place in San Marcos's history. The seven (7) qualities that, in various combinations, define integrity are:

- a. *Location:* The place where the historic structure was constructed or the place where the historic event occurred.
- b. *Setting:* The physical environment of a historic structure.
- c. *Design:* The combination of elements that create the form, plan, space, structure, and style of a structure.
- d. *Materials:* The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a historic structure.
- e. *Workmanship:* The physical evidence of a particular culture or people's craft during any given period in history.
- f. *Feeling:* A structure's expression of the aesthetic or historic sense of a particular period of time.
- g. *Association:* The direct link between an important historic event or person and a historic structure.

Determining which of these seven (7) qualities are most important to a particular property requires knowing why, where, and when the property is significant.



★ Site Location

 Subject Property

 400' Buffer

 Parcel

 City Limit

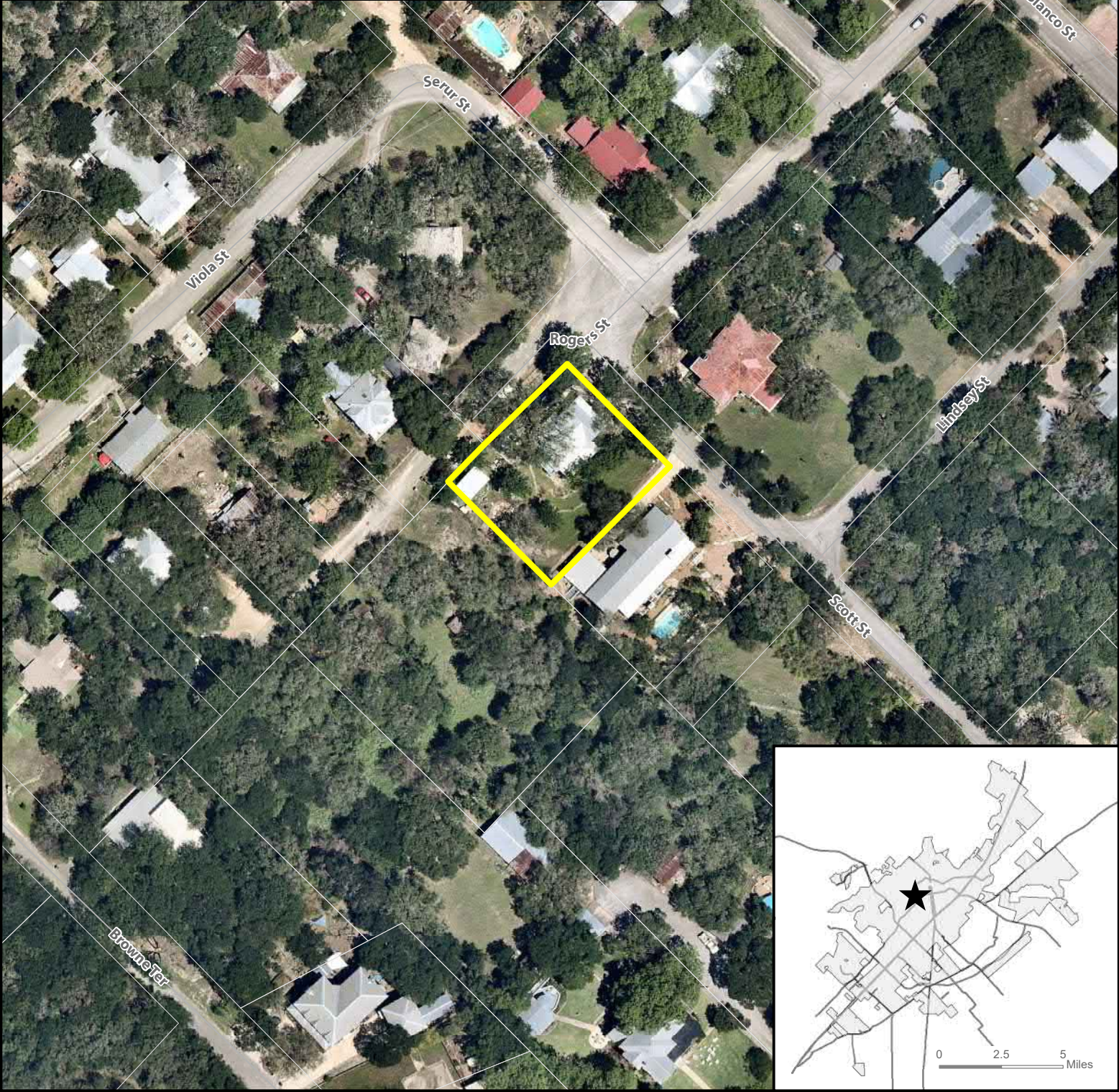


0 100 200 400 Feet

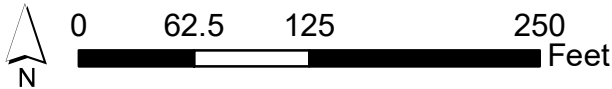
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 11/18/2021

HPC-21-18
Aerial View
COA Extension — 515 Scott Street



- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 11/17/2021

Certificate of Appropriateness

HPC-21-18 (515 Scott Street)



Summary

Request:	New paved driveway off Scott Street.		
Applicant:	Irving Seligman, III 515 Scott Street San Marcos, TX 78666	Property Owner:	Same

Notification

Personal Mailing:	N/A – public hearing held December 2, 2021	Posted Notice:	December 17, 2021
Response:	None as of the date of this report		

Property Description

Address:	515 Scott Street. (See: Aerial Map)		
Location:	At the corner of Scott and Rogers Streets		
Historic District:	Burleson Street District	Contributing Structure	Yes
Date Constructed:	Ca. 1910	My Historic SMTX Resources Survey:	Medium
National Register of Historic Places:	Not Listed	Recorded Texas Historic Landmark:	No
Building Description:	One-story, 1,428 square foot single-family residential home		

My Historic SMTX Historic Resources Survey Summary

Low	<u>X</u>	Medium	High
Medium: Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations.			
The database states the property is a side gabled National Folk style residence with original wood siding, original wood windows, hipped roof rear ell or addition of historic age that has been enclosed. The database states that the property was evaluated with a medium priority in the 1997 historic resources survey and the home retains integrity today. (See: Historic Resources Survey Inventory Table)			

Certificate of Appropriateness

HPC-21-18 (515 Scott Street)



Current Request

The applicant received approval to construct a new detached garage at the rear of the property, facing Scott Street, with a new paved driveway to access it in July 2019.

At the December 2, 2021 regular meeting, the Commission tabled action on the request for the driveway. The Commission discussed the use of permeable paving material to help decrease the amount of impervious cover on the property. As of the report date, the applicant had not reported to staff what specific material will be used.

My Historic SMTX Photograph



Staff Evaluation	Criteria for Approval (Sec.2.5.5.4)
<u>No Affect</u>	Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark <i>Approval of the request would not affect the activity noted above.</i>
<u>N/A</u>	For Historic Districts, compliance with the Historic District regulations
<u>No</u>	Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued <i>The property owner will not suffer an extreme hardship.</i>
<i>See Analysis Below</i>	The construction and repair standard and guidelines cited in Section 4.5.2.1

Certificate of Appropriateness

HPC-21-18 (515 Scott Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I)) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings.
		<u>N/A</u>	b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
		<u>X</u>	g. <u>Relationship of materials, texture and color</u> . The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related. <i>The home adjacent to the subject property at 501 Scott Street has a concrete driveway which leads off Scott Street. The Commission discussed using permeable pavers as driveway material with the applicant to decrease the amount of impervious cover on the property. At the time of the report, the applicant had not reported to staff what material would be used.</i>
		<u>N/A</u>	h. <u>Roof shapes</u> . The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.

Certificate of Appropriateness

HPC-21-18 (515 Scott Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I))
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p><u>i. Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.</p> <p><i>The applicant stated they will keep the rock retaining wall located at the front of the property with the addition of the driveway.</i></p>
		<u>N/A</u>	<p><u>i. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.</p>
<p><i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.</p> <p><i>See attached Sections C.1.2.4 and C.3.2.5, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

Certificate of Appropriateness

HPC-21-18 (515 Scott Street)








Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The property will remain a single-family residence.</i>
<u>X</u>			2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>The applicant stated they will keep the rock retaining wall located at the front of the property with the addition of the driveway.</i>
		<u>N/A</u>	3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
		<u>N/A</u>	4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
		<u>X</u>	5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>The applicant stated they will keep the rock retaining wall located at the front of the property with the addition of the driveway.</i>
		<u>N/A</u>	6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
		<u>N/A</u>	7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
		<u>N/A</u>	8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Certificate of Appropriateness

HPC-21-18 (515 Scott Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p>9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <p><i>The home adjacent to the subject property at 501 Scott Street has a concrete driveway which leads off Scott Street. The Commission discussed using permeable pavers as driveway material with the applicant to decrease the amount of impervious cover on the property. At the time of the report, the applicant had not reported to staff what material would be used.</i></p>
<u>X</u>			<p>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p> <p><i>The garage and driveway could be removed without impairing the essential form and integrity of the property.</i></p>

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R41710 	501 SCOTT ST SAN MARCOS		Domestic N/A		2013	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low (not historic)
Burleson Street Local Historic District								
R41711 	515 SCOTT ST SAN MARCOS		Domestic Domestic	National Folk	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Burleson Street Local Historic District								
R32113a 	605 SCOTT ST SAN MARCOS		Domestic Domestic	Minimal Traditional	ca. 1940	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Lindsey-Rogers Local Historic District								
R24645 	212 SHADY LN SAN MARCOS		Domestic Domestic	Minimal Traditional	ca. 1945	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Dunbar Local Historic District								
R24654 	213 SHADY LN SAN MARCOS		Domestic Domestic	Ranch Style	1950	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low
Dunbar Local Historic District								

Section C.1.2.3 Residential Buildings

- A.** Porches are frequently the most modified portion of a house. Returning a porch to its original design, when possible, will make a positive visual impact to the house and the neighborhood.
- B.** If a porch has been lowered, consider raising it to its original level.
- C.** If the original columns have been replaced with another material and design, consider replacing the columns with columns which are compatible with the original design and material.
- D.** If porches have been closed to provide additional space in the house, look for other locations for this space when remodeling.
- E.** If porches have been removed, consider reconstructing them.
- F.** Synthetic siding which has been applied over the original siding changes the character of the house. Consider removing the synthetic siding and restoring the original detail of the house.
- G.** When windows have been removed and placed with windows of a different material and proportion, consider replacing them with windows to match the original.

Section C.1.2.4 New Construction in Historic Districts

- 1.** As opportunities arise, new construction will take place in historic districts and this is to be encouraged in order to maintain a viable living community. However, new construction should follow the characteristics and guidelines outlined in this document.
- 2.** Respect and maintain the overall height of buildings in the immediate vicinity.
- 3.** Maintain the building relationship to the street. Set the new building back a distance equal to that of the surrounding structures and orient the new building in the same way.
- 4.** Maintain the established rhythm of the structural piers in the surrounding buildings, consider a similar rhythm, structural bay or width.
- 5.** Respect the overall proportion and form. Maintain the width to height relationship.

- 6.** Utilize floor heights common to adjacent buildings. Maintain the horizontal continuity of the elevations in commercial buildings.
- 7.** Roof forms and roof lines or cornices should be consistent in shape and detail.
- 8.** Maintain the solid-to-void pattern established in the window openings and follow the proportions established in these openings.
- 9.** Materials used in the construction of new buildings should reflect the period in which they are built but should respect the established scale of adjacent buildings.
- 10.** Construct garages and carports to the rear of the property, behind the face of the house.
- 11.** Orient garage doors away from the street when possible.
- 12.** Consider the density of a neighborhood when constructing new buildings on vacant or subdivided lots.
- 13.** Maintain the orientation of building entrances on a street.
- 14.** Construct additions to existing buildings that do not overpower the original building.
- 15.** Seek guidance and assistance early in a project. Look at options that will enhance the historic district and satisfy your needs.
- 16.** Avoid creating a false history when constructing new buildings. New buildings are new buildings and should not be confused with historic structures.

Section C.1.2.5 Priority Planning - Renovation Guidelines

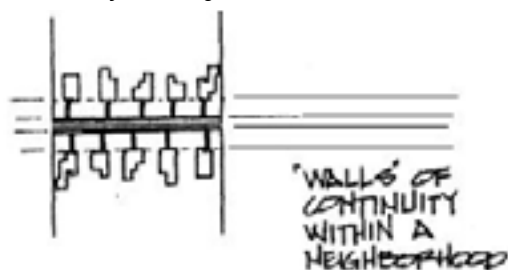
- A.** Evaluate the existing structure to establish the most important work to be completed.
- B.** What may be the most visible to the eye may not be the most important to the life of the building. For example, a new coat of paint for the front of the building will not do much to extend the life of the building if the roof is leaking badly.
- C.** Identify the “character defining” features of the building and relate their importance to the character of the street as well as the building itself.

inherent properties and dimensions of construction materials like brick and wood boards help in understanding the home's size, scale and proportion. Because stucco has no dimension, it is difficult to measure its relationship to the scale of a building. Tudor houses, for example are constructed mainly of brick and stone and because of the size and texture of these materials, the houses express mass with a rustic appearance.



CONTRASTING
MATERIALS
EMPHASIZE
DETAIL

- F. Walls of Continuity.** The front of each building, its walls, its porch alignment and even fences help define a “wall” that establishes a visual pattern along the streetscape. Each neighborhood has visual continuity, starting at the street which is basically a straight line of uniform width. A curb runs along the street defining the green space of the parkway followed by the sidewalk. Each of these elements work to organize a neighborhood. These organizational elements along with orientation and placement of houses on the lot establish the visual continuity of a neighborhood.



“WALLS” OF
CONTINUITY
WITHIN A
NEIGHBORHOOD

- G.** Due to the difference in lot size between the Belvin Street and San Antonio Street Districts, the visual continuity and rhythm are different. Each neighborhood has its own established organization which should be respected.
- H.** As changes are proposed to a site or house, review the lines of continuity and rhythm established in the neighborhood. Look at the scale, form and proportions of proposed changes. Will the proposed project retain and enhance the characteristics or will it create change?

Section C.3.2.5 Site Development and Orientation

- A.** The organization pattern established in each Historic District guides the development and proposed alteration of each site. Historic neighborhoods were designed to be pedestrian friendly since walking was a major mode of transportation. Houses face the street with a logical, visible entrance and a sidewalk that leads from the street to this entrance. Sidewalks from the street to the front door help establish rhythm.
- B.** There is an established distance from the street to the house, which is called a setback. This setback reinforces the importance of the entrance and orientation of the building. Building beyond this setback would change the visual continuity established.



Concrete ribbons leading to garage behind the house (921 W San Antonio St)



Front yard fence does not obscure the house (730 Belvin St)

- C.** Driveway approaches in the front yard lead to garages and secondary outbuildings, which are located behind the main house. Contemporary style houses have incorporated their garage or carports into their house plan, but typically they do not project beyond the established front wall of the house. While the construction of new garages and carports is

sometimes necessary, their placement and approach should respect the original “front line” of the house. This would place them behind the existing setback. Locating them to the rear of the property is preferable.

- D. Front yards are defined by sidewalks, yard curbs, short walls, boundary walls made of stone, brick, concrete or concrete block. These walls are low in profile and do not obscure the house. Front yard fences are not common in these neighborhoods, but there is evidence of historic fences in the Belvin Street Historic District.
- E. The following guidelines are recommended:
 1. Retain the orientation of the house to the street. To change the entrance from the front would alter the pedestrian approach and rhythm.
 2. Removing or relocating the sidewalk from the street would break the rhythm of the neighborhood. Broken sidewalks should be replaced but the location should remain. The material should match the original or should be compatible with the house and the surrounding neighborhood. Materials such as stone, concrete or brick pavers, and decomposed granite are appropriate replacement materials and are not as harsh as large expanses of concrete.



Strong pedestrian approach (220 N Johnson Ave)



Retain orientation of house to street (921 W San Antonio St)

3. Driveway locations should not be altered if it affects the rhythm of the street. Materials that might be used for a driveway are gravel, pea gravel with a brick or metal edge band, pavers, concrete strips or “ribbons” and asphalt. Front yard circular drives are not appropriate to the neighborhood because they encroach on the setback and break the rhythm on the street.
4. The style of the house and the surroundings should be considered when thinking of any type of front yard fence. For example, an ornate Victorian fence would look out of place in front of a Craftsman style house.
5. Review the reason for wanting to install a front yard fence. Did one exist historically? Houses constructed in the 1880s had front yard fences to keep livestock from roaming into the yard. Houses built in the 1920s had no fences in the front yard, which reflected a “progressive” movement when fencing laws reduced the chance for roaming livestock.
6. Can the fence be installed at or behind the setback line?

Section C.3.2.6 Modern Conveniences and Amenities

- A. Historic homes offer charm and character not always found in current residential construction. As families grow and residents grow older, needs change. Air conditioning is a welcome relief from the heat and humidity in San Marcos. Additional rooms and bathrooms may be necessary as children get older. Steps may become impossible to maneuver with age or a disability.

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Address of Proposed Work: _____

Historic District: _____ Tax ID #: R_____

Legal Description: Lot _____ Block _____ Subdivision _____

Historical Designation(s) of Property, if applicable: ☐ National ☐ Registered Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to summarize the proposed work (*Please be specific. Use additional pages if necessary.*)

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$0

Technology Fee \$13

TOTAL COST \$13

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: _____

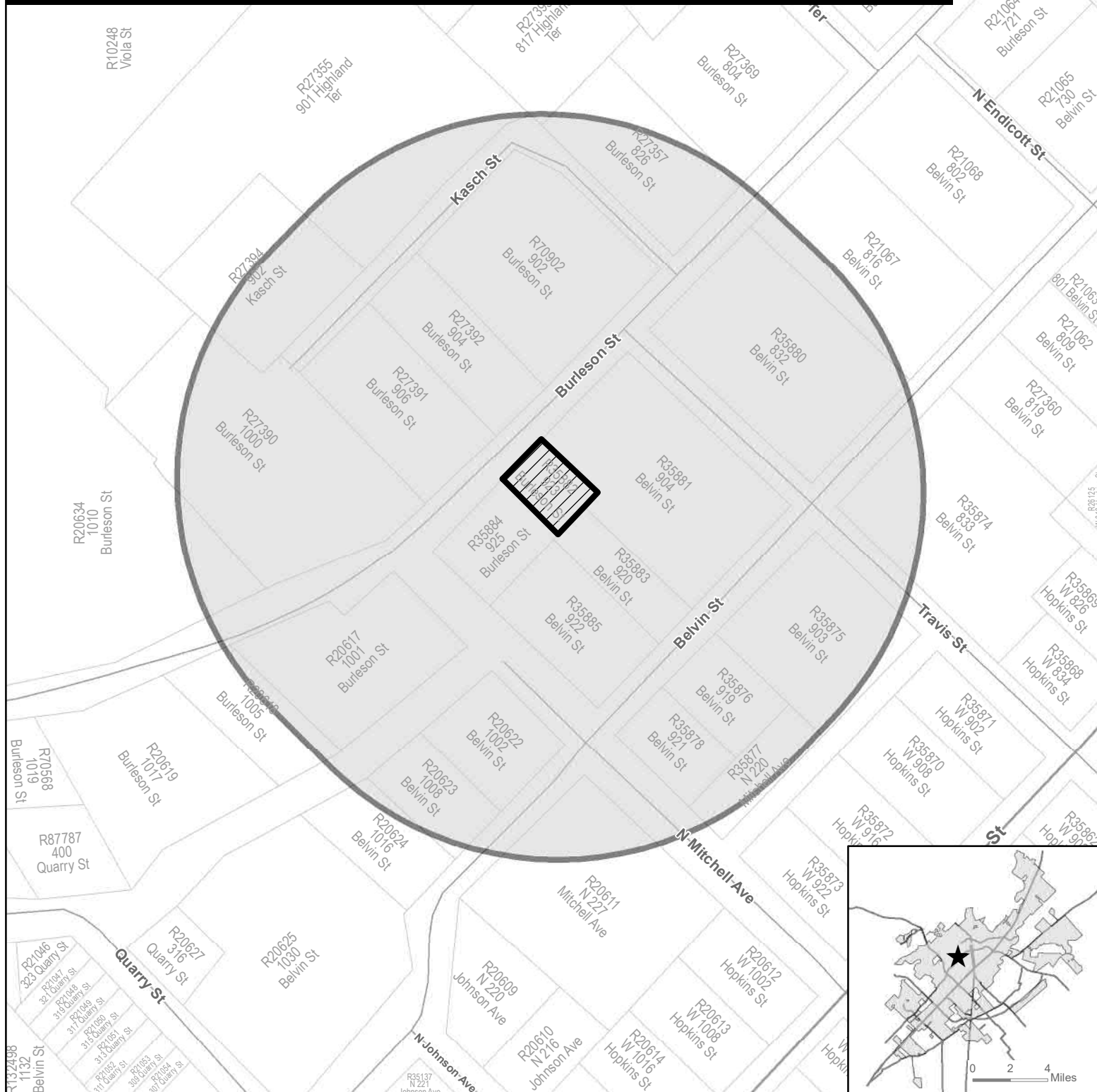
Print Name: _____

Form Updated October, 2019

HPC-21-20

400' Notification Buffer

Exterior Alterations — 923 Burleson Street



Site Location



Subject Property



400' Buffer

City Limit



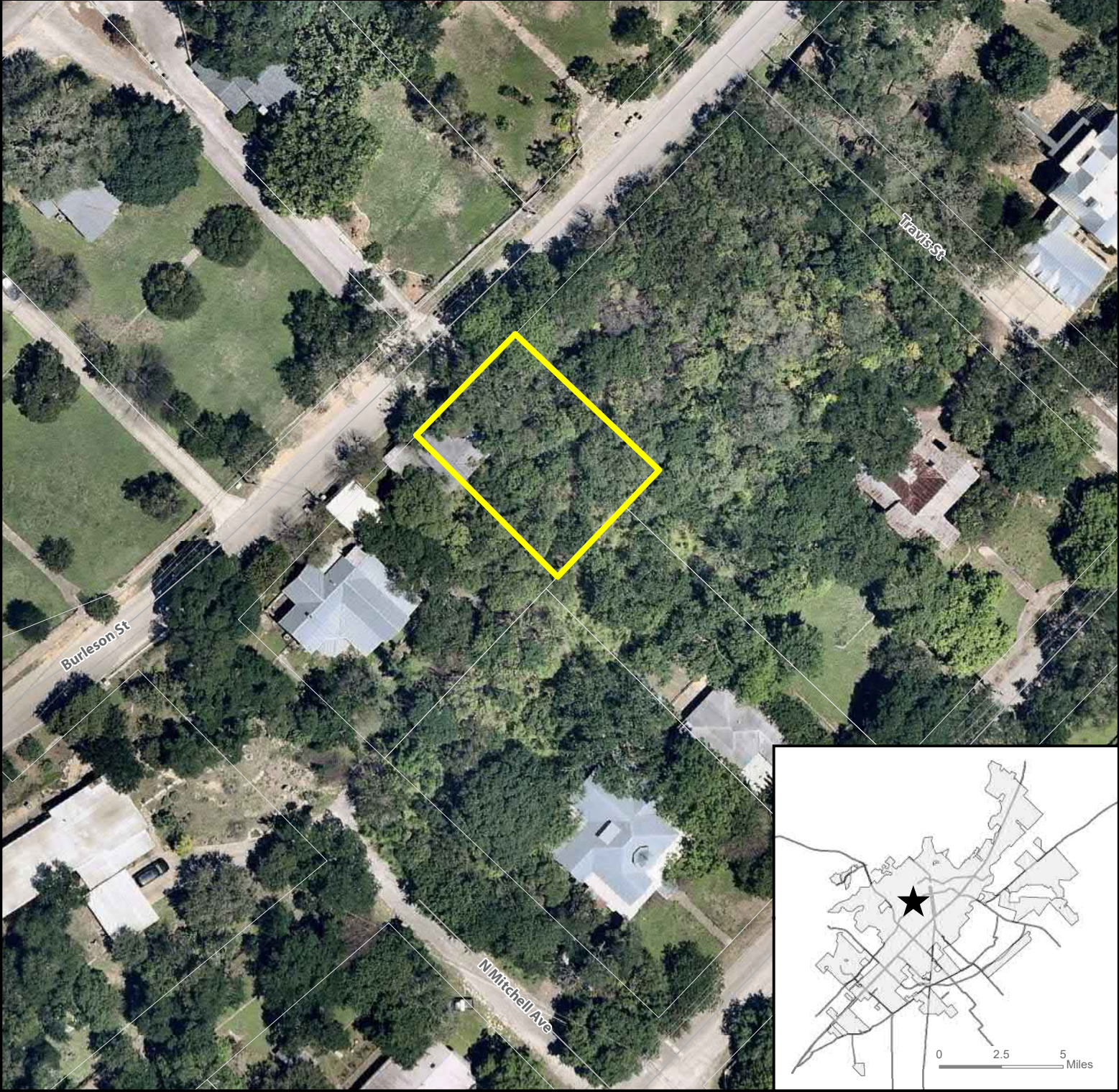
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 11/17/2021

HPC-21-20

Aerial View

Exterior Alterations — 923 Burleson Street



Site Location



Subject Property



Parcel



City Limit



0 40 80 160 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 11/17/2021

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Summary

Request:	Removal of an entry door and gabled awning to be replaced with windows. Removal of garage doors to be replaced with new windows. Installation of new fiber-cement siding where it is needed (i.e. where the old front entry door is replaced and where the garage doors will be replaced). Replacement of the composition shingled roof to be replaced with a standing seam metal roof.		
Applicant:	Pekka Rintala 735 Oscar Smith Street San Marcos, TX 78666	Property Owner:	Same

Notification

Personal Mailing:	N/A – public hearing held December 2, 2021	Posted Notice:	December 17, 2021
Response:	None as of the date of this report		

Property Description

Address:	923 Burleson Street (See: Aerial Map)		
Location:	North of the intersection of Mitchell Avenue		
Historic District:	Burleson Street District	Contributing Structure	No
Date Constructed:	Ca. 1945	My Historic SMTX Resources Survey:	Low
National Register of Historic Places:	Not Listed	Recorded Texas Historic Landmark:	No
Building Description:	One story, 672 square foot, single-family residential home		

My Historic SMTX Historic Resources Survey Summary

X	Low	Medium	High
<p>Low: Low priority properties are those that clearly lacked integrity, were significantly altered or deteriorated, or lacked overall architectural or historical significance. In addition, those resources not of historic age or vacant parcels were also evaluated as low priority and non-contributing.</p> <p>The database states the property is a minimal traditional style residence asbestos siding and original wood windows, as well as board and batten siding at gable end. There is a shed roof garage addition and second entrance with a stoop on the front façade. The database states that the home lacks integrity or known significance. (See: Historic Resources Survey Inventory Table)</p>			

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Current Request

The property has sat vacant for several years and was recently purchased by the applicant. The applicant is looking to renovate the home by converting the attached garage into living space, which will include installation of new windows, and replacing one of the front entry doors with a new window while also removing the gabled awning above the door. The applicant states that their intent is to repair the existing awning located over the other entry door as well as repair the existing porch column. This will become the main entry to the home. Repairing both the awning and porch column is considered ordinary repair and maintenance under Section 2.5.5.1(C)(3). Wood window screens are proposed for all windows; the applicant found an original and plans to replicate it for all windows.

Please refer to attached documents for a rendering that shows the proposed changes and photos submitted by the applicant following the December 2, 2021 meeting at which the Commission tabled action on the item.

My Historic SMTX Photograph



Recent Photograph (submitted by applicant)



Certificate of Appropriateness
HPC-21-20 (923 Burleson Street)



Staff Evaluation	Criteria for Approval (Sec.2.5.5.4)
<u>No Affect</u>	Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark <i>Approval of the request would not affect the activity noted above.</i>
<u>N/A</u>	For Historic Districts, compliance with the Historic District regulations
<u>Neutral</u>	Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued <i>The property owner could suffer an extreme hardship</i>
<i>See Analysis Below</i>	The construction and repair standard and guidelines cited in Section 4.5.2.1

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



ENTRY DOOR & GABLED AWNING REMOVAL & REPLACEMENT

Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I)) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
<u>X</u>			<u>a. Height.</u> The height of a proposed building shall be visually compatible with adjacent buildings. <i>The home's height will not change.</i>
<u>X</u>			<u>b. Proportion of Building's front Facade.</u> The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related. <i>The home will not be widened with the removal of the second entry door</i>
<u>X</u>			<u>c. Proportion of openings within the facility.</u> The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related. <i>The applicant is proposing to use the existing window as a template for the new window that will be installed. Its dimension is proposed to match the existing one.</i>
		<u>X</u>	<u>d. Rhythm of solids to voids in front Facades.</u> The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related. <i>A void will take the place of a solid but with the conversion of the garage addition to a living space, which includes the addition of two windows, the solids to voids ratio is evened out.</i>
		<u>N/A</u>	<u>e. Rhythm of spacing of Buildings on Streets.</u> The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l))
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p><u>f. Rhythm of entrance and/or porch projection.</u> The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.</p> <p><i>With the removal of this entry, the rhythm is slightly disrupted. However, this entry is more than likely an addition to the home at some point in its history. The likely original entry, located to the left of this one, is proposed to remain and the applicant is proposing to restore this entry by repairing the awning over the entry and porch column that currently exists.</i></p>
<u>X</u>			<p><u>g. Relationship of materials, texture and color.</u> The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.</p> <p><i>The applicant has chosen to install a window that mirrors the existing windows on the front façade. Additionally, where asbestos siding will be removed, the applicant will install a fiber-cement siding WeatherSide™, which matches the profile and size of the existing asbestos shingle siding.</i></p>
		<u>X</u>	<p><u>h. Roof shapes.</u> The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.</p> <p><i>While the roof line of this entry will be changing with the removal of the gabled awning, the roof line of the main home is not proposed to change.</i></p>
		<u>N/A</u>	<p><u>i. Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.</p>
<u>X</u>			<p><u>j. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.</p> <p><i>The scale of the building will not be changing.</i></p>

Certificate of Appropriateness
HPC-21-20 (923 Burleson Street)



Staff Evaluation	Construction and Repair Standards (Sec.4.5.2.1(l))
<p><i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i></p>	<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior. <i>See attached Section C.3.3.4, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The property will remain a single-family residence.</i></p>
		<u>X</u>	<p>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>This entry is likely an addition to the home at some point in its history. The likely original entry, located to the left of this one, is proposed to remain and the applicant is proposing to restore this entry by repairing the awning over the entry and porch column that currently exists.</i></p>
		<u>X</u>	<p>3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>Conjectural features will not be added.</i></p>
		<u>X</u>	<p>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <i>The likely original entry, located to the left of this one, is proposed to remain and the applicant is proposing to restore this entry by repairing the awning over the entry and porch column that currently exists.</i></p>
		<u>X</u>	<p>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>This entry is likely an addition to the home at some point in its history. The likely original entry, located to the left of this one, is proposed to remain and the applicant is proposing to restore this entry by repairing the awning over the entry and porch column that currently exists.</i></p>

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
	<u>X</u>		<p>6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</p> <p><i>The second entry will be removed in its entirety. However, where asbestos siding will be removed, the applicant will install a fiber-cement siding, WeatherSide™, which matches the profile and size of the existing asbestos shingle siding.</i></p>
		<u>N/A</u>	<p>7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</p>
		<u>N/A</u>	<p>8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>
		<u>X</u>	<p>9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <p><i>The work will be able to be differentiated and the applicant has chosen materials that are compatible with the existing.</i></p>
		<u>X</u>	<p>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p> <p><i>The gabled front awning and door could be restored, using photographic evidence from My Historic SMTX, should a property owner wish.</i></p>

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



REMOVAL & REPLACEMENT OF GARAGE DOORS

Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I)) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
<u>X</u>			a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings. <i>The height of the home will not change.</i>
<u>X</u>			b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related. <i>The home will not be widened with the conversion of the garage to a living space.</i>
<u>X</u>			c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related. <i>The applicant is proposing to use the existing windows as templates for the new windows that will be installed where the garage doors are currently. Additionally, the rendering shows proportional spacing between the windows.</i>
		<u>X</u>	d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related. <i>With the addition of the two new windows there will be more voids present but there will be proportional spacing between the windows.</i>
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l))
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><u>g. Relationship of materials, texture and color.</u> The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.</p> <p><i>The applicant has chosen to install windows that mirror the existing windows on the front façade. Additionally, where asbestos siding will be removed, the applicant will install a fiber-cement siding WeatherSide™, which matches the profile and size of the existing asbestos shingle siding.</i></p>
<u>X</u>			<p><u>h. Roof shapes.</u> The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.</p> <p><i>The slanted roof line over the garage doors will remain; see rendering.</i></p>
		<u>N/A</u>	<p><u>i. Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.</p>
<u>X</u>			<p><u>j. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.</p> <p><i>The scale of the home will not change.</i></p>
<p><i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.</p> <p><i>See attached Section C.1.2.4, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The property will remain a single-family residence.</i></p>
		<u>X</u>	<p>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>The garage itself, while likely a historic age addition, is not a distinctive feature of the home. The roof line of this portion of the house will not be changing, which is more of a character defining feature than the garage.</i></p>
		<u>X</u>	<p>3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>Converting the garage to a living space does not add conjectural features.</i></p>
	<u>X</u>		<p>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <i>The garage is likely of historic age.</i></p>
<u>X</u>			<p>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>The garage itself, while likely of historic age, is not a distinctive feature of the home. The roof line of this portion of the house will not be changing, which is more of a character defining feature than the garage.</i></p>

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p>6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</p> <p><i>The home has sat vacant for many years which has led to the deterioration of this particular section of the home. Where asbestos siding will be removed, the applicant will install a fiber-cement siding WeatherSide™, which matches the profile and size of the existing asbestos shingle siding.</i></p>
		<u>N/A</u>	<p>7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</p>
		<u>N/A</u>	<p>8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>
		<u>X</u>	<p>9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <p><i>The work will be able to be differentiated and the applicant has chosen materials that are compatible with existing.</i></p>
		<u>X</u>	<p>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p> <p><i>Removal of the garage addition in its entirety would impair the essential form of the property. Converting it to a living space could potentially reintroduce historic integrity, which the home lacks.</i></p>

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



SIDING			
Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I))
Consistent	Inconsistent	Neutral	New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
		<u>N/A</u>	a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings.
		<u>N/A</u>	b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I))
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p><u>g. Relationship of materials, texture and color.</u> The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.</p> <p><i>The home has asbestos siding which will have to be removed to install the new windows where the front door is being replaced and the conversion of the garage to a living space. The asbestos siding is of historic age; however, it will not be allowed to be replaced.</i></p> <p><i>The applicant has chosen a fiber-cement siding, referred by its trade name WeatherSide™, to use to repair these gaps. This siding is an alternative material that mirrors the look of asbestos siding and is available in a variety of sizes and colors. The applicant proposes to match the new WeatherSide™ siding to the existing and only add it to where the asbestos siding will have to be removed. Doing so will give a cohesive look to the home.</i></p> <p><i>The board and batten siding found above the garage addition and to the left of the entry way should be retained and repaired where feasible.</i></p>
		<u>N/A</u>	<p><u>h. Roof shapes.</u> The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.</p>
		<u>N/A</u>	<p><u>i. Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.</p>
		<u>N/A</u>	<p><u>j. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.</p>
<p><i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.</p> <p><i>See attached Section C.3.4.6, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The property will remain a single-family residence.</i>
<u>X</u>			2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>The applicant is proposing only to remove the asbestos siding where needed and replace it with an alternative material that matches the size, style, and profile of the existing asbestos shingle siding.</i>
<u>X</u>			3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>The applicant has chosen an alternative material that matches the size, style, and profile of the existing asbestos shingle siding.</i>
<u>X</u>			4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <i>The applicant is proposing to remove the asbestos siding only where needed.</i>
		<u>X</u>	5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>The applicant is proposing to remove the asbestos siding where needed and replace it with an alternative material that matches the size, style, and profile of the existing asbestos shingle siding.</i>
<u>X</u>			6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. <i>The applicant has chosen an alternative material that matches the size, style, and profile of the existing asbestos shingle siding.</i>
		<u>N/A</u>	7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
		<u>X</u>	9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. <i>Historic material will be removed but the applicant has chosen an alternative material to install that will mirror the size, style, and profile of the existing asbestos shingle siding.</i> <i>The board and batten siding found above the garage addition and to the left of the entry way should be retained and repaired where feasible.</i>
		<u>N/A</u>	10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



ROOF			
Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I))
Consistent	Inconsistent	Neutral	New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
		<u>N/A</u>	a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings.
		<u>N/A</u>	b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
<u>X</u>			g. <u>Relationship of materials, texture and color</u> . The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related. <i>There are other homes in the Burleson Street Historic District with metal roofs; 925 Burleson Street, which is close to the subject property, has a standing seam metal roof, as does 902 Burleson Street.</i>
<u>X</u>			h. <u>Roof shapes</u> . The roof shape of a building shall be visually compatible with the other buildings to which it is visually related. <i>The roof shapes, including the shed roof, will be retained.</i>

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I))
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	i. <u>Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
		<u>N/A</u>	j. <u>Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
<i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i>			The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior. <i>See attached Sections C.3.3.6 and C.3.4.2, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i>

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)








Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The home will still be utilized as a single-family residence.</i>
<u>X</u>			2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>The composition shingles are not distinctive materials to this property.</i>
		<u>X</u>	3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>A new metal roof would not be a conjectural feature.</i>
		<u>X</u>	4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <i>The composition shingles are not distinctive materials to this property.</i>
<u>X</u>			5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>The composition shingles are not distinctive materials to this property.</i>
		<u>X</u>	6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. <i>There is no indication that the composition shingle roofing material is original to the home.</i>
		<u>N/A</u>	7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
		<u>N/A</u>	8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Certificate of Appropriateness

HPC-21-20 (923 Burleson Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <p><i>There is no indication that the composition shingle roofing material is original to the home. Changing the roofing material will not destroy historic materials, features, and spatial relationships and is compatible with the historic materials, features, size, scale and proportion, and massing.</i></p>
		<u>N/A</u>	<p>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p>

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R27391 	906 BURLESON ST SAN MARCOS		Domestic	Minimal Traditional	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Burleson Street Local Historic District								
R35882 	923 BURLESON ST SAN MARCOS		Vacant	Minimal Traditional	ca. 1945	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low
Burleson Street Local Historic District								
R35884 	925 BURLESON ST SAN MARCOS		Domestic	National Folk	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Burleson Street Local Historic District								
R27390 	1000 BURLESON ST SAN MARCOS		Domestic	Queen Anne	1895-1901	<input checked="" type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: Yes In District?: Yes Contributing	High
Burleson Street Local Historic District								
R20617 	1001 BURLESON ST SAN MARCOS		Domestic	Mid-century modern	ca. 1965	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: Undetermined In District?: Yes Contributing	High
Burleson Street Local Historic District								



Photos Submitted by Applicant – December 7, 2021



Front Facade



Window found inside garage.



Inside garage looking out.

Window Screen Examples Submitted by Applicant (Lindsey-Rogers and
Burleson Street Districts)









Section C.1.2.3 Residential Buildings

- A.** Porches are frequently the most modified portion of a house. Returning a porch to its original design, when possible, will make a positive visual impact to the house and the neighborhood.
- B.** If a porch has been lowered, consider raising it to its original level.
- C.** If the original columns have been replaced with another material and design, consider replacing the columns with columns which are compatible with the original design and material.
- D.** If porches have been closed to provide additional space in the house, look for other locations for this space when remodeling.
- E.** If porches have been removed, consider reconstructing them.
- F.** Synthetic siding which has been applied over the original siding changes the character of the house. Consider removing the synthetic siding and restoring the original detail of the house.
- G.** When windows have been removed and placed with windows of a different material and proportion, consider replacing them with windows to match the original.

Section C.1.2.4 New Construction in Historic Districts

- 1.** As opportunities arise, new construction will take place in historic districts and this is to be encouraged in order to maintain a viable living community. However, new construction should follow the characteristics and guidelines outlined in this document.
- 2.** Respect and maintain the overall height of buildings in the immediate vicinity.
- 3.** Maintain the building relationship to the street. Set the new building back a distance equal to that of the surrounding structures and orient the new building in the same way.
- 4.** Maintain the established rhythm of the structural piers in the surrounding buildings, consider a similar rhythm, structural bay or width.
- 5.** Respect the overall proportion and form. Maintain the width to height relationship.

- 6.** Utilize floor heights common to adjacent buildings. Maintain the horizontal continuity of the elevations in commercial buildings.
- 7.** Roof forms and roof lines or cornices should be consistent in shape and detail.
- 8.** Maintain the solid-to-void pattern established in the window openings and follow the proportions established in these openings.
- 9.** Materials used in the construction of new buildings should reflect the period in which they are built but should respect the established scale of adjacent buildings.
- 10.** Construct garages and carports to the rear of the property, behind the face of the house.
- 11.** Orient garage doors away from the street when possible.
- 12.** Consider the density of a neighborhood when constructing new buildings on vacant or subdivided lots.
- 13.** Maintain the orientation of building entrances on a street.
- 14.** Construct additions to existing buildings that do not overpower the original building.
- 15.** Seek guidance and assistance early in a project. Look at options that will enhance the historic district and satisfy your needs.
- 16.** Avoid creating a false history when constructing new buildings. New buildings are new buildings and should not be confused with historic structures.

Section C.1.2.5 Priority Planning - Renovation Guidelines

- A.** Evaluate the existing structure to establish the most important work to be completed.
- B.** What may be the most visible to the eye may not be the most important to the life of the building. For example, a new coat of paint for the front of the building will not do much to extend the life of the building if the roof is leaking badly.
- C.** Identify the “character defining” features of the building and relate their importance to the character of the street as well as the building itself.

Section C.3.3.4 Exterior Doors and Entrances

- A.** Both San Antonio and Belvin Street Historical Districts have a wide range of entrances corresponding to the variety of housing styles. Even the simplest of houses has a well defined entry which faces the street. Homes constructed during the late 1800s and early 1900s usually have front doors with glass upper panels. Many have transom windows above the door and windows, also side lights, to the side of the door. A few of the older Victorian and Neoclassical houses have highly detailed door surrounds, a pair of doors in one opening and a single transom above.
- B.** A single round-arched doorway with a heavy solid wood door is commonly found on Tudor style houses while Italian Renaissance has an arched doorway with an elaborate door surround and entrance. Craftsman and Prairie style houses typically have doors with a pattern of small glass panels in the upper portion of the door. Bungalows often have two “front” doors leading from the porch and Modern styles have a simple single entry door.
- C.** It is important to recognize that each time period and style of house has a different type or style of entrance. If an entrance has multiple components such as glass panel doors, transoms and sidelights they should be retained but if an entrance simply has a door, adding decorative features will confuse the style and create a false sense of history.
- D.** The following guidelines are recommendations:
 1. View the entrance as more than a door. Door frames, trim and surrounds help define the character and style of the house.
 2. Old doors can be repaired or, if badly damaged, can be replaced with an old door of similar design. Doors can also be copied and manufactured by a skilled wood worker.
 3. Readymade wood doors that are compatible in style and design are available.
 4. For improved energy efficiency install weather stripping to seal the edges of the door.
 5. Reduce air flow at the bottom of the door by installing a door sweep to fit snugly against the threshold.

6. If a wood threshold is badly damaged, a new wood threshold can be milled by a lumberyard.



The entry doors and transom are in scale with the ground entry porch (227 N Mitchell Ave)



Single entry door surrounded by transoms and side lights (811 W Hopkins St)

Section C.3.3.5 Windows

- A.** Windows play an important role in the character definition of the houses and the overall neighborhood. The proportion, material and organization of windows in the wall help to establish a construction date of the house. The detail of the window is frequently a key characteristic in identifying an architectural style.
- B.** The majority of windows in the Belvin Street and San Antonio Street historic homes are the traditional wood, double hung, rope and pulley system. Many of the houses have a simple one over one configuration while others have multiple pieces of glass in a single window sash.
- C.** A few houses were constructed with steel casement windows, which were a modern installation in the 1930s. These windows are not known for their energy efficiency, but can be maintained and made more efficient by installing a storm window on the inside of the house.
- D.** The following guidelines are recommended:
 - 1.** Original windows should be retained as they are a strong character defining feature on a house.
 - 2.** It is not necessary to replace an entire window if only a portion is in need of repair. Consider replacing the deteriorated portion only. A single sash can be made to replace a deteriorated one.
 - 3.** Proper window fit, weather stripping, new glazing compound at the glass, and sealant around window frames can improve the energy efficiency of wood windows substantially, while retaining its historical character.
 - 4.** If windows are missing or if frames are deteriorated beyond repair, replace them with a window of the basic dimension and profile as the original.
 - 5.** Imitation dividers or “snap-in” muntins that do not truly divide and hold pieces of glass should be avoided.
 - 6.** Most aluminum windows are not considered an option and have not been proven to be more energy efficient than a well maintained wood window.

- 7.** Replace original glass only when broken as the wavy quality of the historic glass adds to the character of the house. If glass is broken, attempt to replace with old wavy glass.



Tall narrow openings and glass in the sash help to establish a date of the house (716 Belvin St)



Example of different window configurations (832 Belvin St)



Window screens with detail appear on Craftsman and Prairie style houses (620 Rogers St)

Section C.3.3.6 Roof Form and Details

- A.** Roof forms and materials are an important feature in defining the character of the house and neighborhood. House styles and periods of construction influence the form of the roof. The simple gable roof form is found on Folk Victorian, Craftsman and contemporary styles such as Ranch. More complicated roof structures include a combination of hip, gable, dormers, turrets, towers and are found on Victorian style houses.
- B.** The shape and slope of a roof has a significant impact on how the building addresses the street. A gable roof which faces the street has a stronger presence and is more inviting than a gable roof that runs parallel to the street. In the case of the latter, the roof is sloping away from the viewer. The amount of slope, also known as the roof pitch, reflects the style of the house. Steep pitches are found on Victorian and Tudor styles, while lower pitched roofs are found on Ranch and Craftsman style houses.
- C.** Roofs are the one part of a house, which may need to be replaced rather than repaired. Roof repairs are often temporary and a new roof will be necessary at some point in the future. A roof leak may actually be a “flashing” leak around a chimney or vent pipe. Flashing is usually a metal material intended to seal the joint where the roof might have openings, such as vents, or connections to another part of the roof such as a dormer. For historical accuracy, replace the deteriorated roofing with a material that matches the original in composition and profile. A non-original roof that does not leak is better than an original roof that does. However, select an alternative that closely resembles the type of roof that might have been on another house constructed during a similar time period. In San Marcos it is not uncommon for one house to have multiple roofing materials. As roofing materials have deteriorated, they have been replaced with alternative materials. A house may have a standing seam roof on one portion and composition shingle on another.
- D.** Roof details vary from style to architectural style. Truly ornate details, such as consoles and dentils appear at the roof line of some Neoclassical and Victorian examples while very few roof detail appears on modest Victorian and Tudor styles. The one feature which appears on houses of all historic styles is the dormer. Dormers appear in different sizes, shapes and materials. Some have windows while others have attic vents but they help to provide visual continuity to the neighborhood and scale to the roof.
- E.** A variety of roofing materials have been installed in San Marcos. Composition shingle is the most common, economical roofing material. There are a variety of metal roofing materials installed, including historic standing seam metal to pre-furnished corrugated metal sheets. Clay tile is a character and style defining material with only one example in the Belvin Street Historical District. Several houses are covered with asbestos shingles or tiles which are no longer manufactured. These shingles have a distinctive dimension and profile and should be retained if possible. If replacement is necessary, there are composition shingles and concrete tile which closely replicate the asbestos material in pattern and profile. Another consideration might be to reinstall unbroken shingles to the roof which faces the street and install a composition roof of similar color to the less visible portions of the house. While asbestos shingles do not pose an environmental or health threat while used as a roof material, their disposal will be subject to special consideration. Check with local authorities for proper disposal sites.
- F.** The following guidelines are recommended:
1. Maintenance of the roof and flashing is important. In the event replacement is necessary, select a roofing material that is compatible to the design of the house.
 2. Maintain the original details of a house and avoid adding details that did not exist originally.
 3. If attic space is converted to living space, retain the original roof pitch when adding dormers and roof additions to avoid a “pop-up” appearance.
 4. Maintain the flashing where the roof meets the wall.

remove some stains. Consult a knowledgeable contractor or the Texas Historical Commission for more information.

6. Avoid installing brick or block where these materials were not originally used.
7. Avoid installing brick on the walls of a house that originally had wood siding. To install brick over wood siding changes the character of the house and can destroy the wood beneath.



Brick with stone accents (727 W Hopkins Street)



Brick used in sidewalk (716 Belvin St)



Rough faced concrete block (1024 W San Antonio St)

Section C.3.4.2 Metal

- A. The primary use of metal on historic residential homes in San Marcos was as a roofing or roof related decoration such as cresting and weathervanes. Standing seam metal roofing, which is found on many houses in South Texas, is evident in the historic areas of San Marcos. This type of metal roof was well adapted to odd shapes or projections. Historically, metal roofs were made by folding metal sheets together creating a vertical "seam". The pans were formed from Galvanized steel sheets in a sheet metal shop and could be designed to fit roofs such as turrets. The roofer turned the seams over and the seams were then soldered to form a watertight barrier.
- B. Pressed metal shingles were manufactured and installed as a roofing material in the late 1800s, and are seen on several residential buildings. These materials were also formed from galvanized steel and were premanufactured in St. Louis, Kansas City, and other large industrial areas. Pressed metal has been installed as a skirting material on some houses, but was probably not an original material.
- C. Corrugated metal roofs were also commonly used in Texas. As in standing seam roofs their limitation was due to the fact that lengths were limited to 8 feet which caused numerous end laps, and on larger houses increased chances of roof leaks. Corrugated roofing is found on houses, garages, barns, and other outbuildings. Newer sheet metal profiles such as "V" crimp and pre-finished metal standing seam have been added to older houses as repairs are made.
- D. Ornamental iron, although used during the period on commercial structures, was not commonly used for residential construction. Cast iron is not evident in the San Marcos Historic Districts.
- E. Metal windows were used in residential applications in the 1930s, and are evident on a few houses in the historic districts.
- F. The following guidelines are recommended:
 1. Replace deteriorated metal with new primed or pre-finished metal of the same or compatible material. Pressed metal shingles are still manufactured and can be replaced in localized areas as needed.
 2. Re-install decorative roof details, such as cresting, when replacing the primary roofing material.

3. Avoid installing an inappropriately scaled metal roofing material on a house that did not have a metal roof originally. Many of the current metal roofs have an industrial appearance and should be avoided.
4. Fabricated metal should not replace other materials such as wood columns.
5. Metal windows should not replace wood windows.
6. Avoid installing decorative metal iron work over windows that did not include them in the original design.
7. Avoid installing a pressed metal skirt where one did not previously exist.



One of many standing seam metal roofs in San Marcos (221 Johnson Ave)

1. Replace deteriorated stone with stone that matches the original in color and texture.
2. If a wall has deteriorated or is missing mortar it should be replaced with mortar of the same composition as the original in composition and color. Portland cement, or masons mortar is too hard and will cause the stone to deteriorate and crumble.
3. It is not recommended that stone be added to the foundation or face of a house because this changes the original integrity of the house.
4. Retain stone walls and drainage beds.
5. Use stone as a site design material such as walks, walls and planter beds.



Historic application with stone exterior (809 Belvin St)

Section C.3.4.3 Stone

- A. Stone is used most commonly in the two historic residential districts of San Marcos as a material for foundations and retaining walls. The stone was cut from locally quarried limestone block and was used in conjunction with a soft, lime mortar because of its natural softness. Field stone or rubble stone (stone not cut into a rectangular shape) was used in the construction of walls or curbs in front of houses. This stone, even though a harder consistency, was held together with a lime mortar. Similar stone was also used in the drainage beds of the water runoff systems in the area. Stone was not used as a veneer material or skin of the houses in the Belvin Street or San Antonio Street Historical Districts. However, several newer houses in the San Antonio Street Historical District are clad in various types and patterns of stone. In these two districts, only one historic home still in existence, had been constructed with stone as the primary exterior material.
- B. The following guidelines are recommended:

Section C.3.4.4 Stucco

- A. Stucco, also called cement plaster, is a hardened cementitious paste which is applied over a wire mesh or lath. It creates an exterior wall surface which can be made smooth or can have a sculpted texture. Stucco has no dimension or shape of its own but can be used to form many shapes.
- B. The historic districts of San Marcos have only a few stucco houses. This would have been a building material of the 1920's and 1930's and appears on Tudor style houses and as detail treatment on a few other examples. Small cracks are an

inherent property in stucco due to the shrinkage of the plaster. Small cracks can be concealed by applying an elastomeric paint which has the ability to stretch and return to its shape. Large cracks can be repaired and deteriorated or missing stucco can be replaced with stucco that matches the texture and composition of the original material.

- C. Stucco is a material to be used as the initial exterior wall surface of a building. It is not intended to be installed over another wall surface material. Installing stucco over a wood siding will cause the wood beneath to deteriorate and will change the overall appearance of the house by eliminating the original detail and shadows of the boards.
- D. The following guidelines are recommended:
 1. Retain and maintain original stucco.
 2. Avoid installing stucco over another material.

Section C.3.4.5 Wood

- A. Wood was the primary building material in residential construction in San Marcos. It was readily available, did not require the skills of as many craftsmen, and was used for structural elements as well as skin.
- B. The majority of houses built during this period on Belvin Street and San Antonio Street are covered with horizontal wood siding. Wood with a tapered profile is in clapboard or lap siding while a milled profile has a more decorative shape. Board and batten, which is a vertical siding, is commonly used on outbuildings such as garages, barns and sheds, and occasionally on small houses. Another common use of wood is decorative wood shingles used as a siding, which was relatively easy to use as a decorative feature on gable ends, turrets, or dormers. Patterns included fish scale, diamond, square cut, and rounded. Wood shingle roofs, although common, are not presently found on the historic houses in the two areas. This may be the result of previous replacement due to deterioration.
- C. Wood details are found on all houses from all styles and periods of construction. Victorian and Classical styles include ornate turned columns, spindles, box columns, columns of classical order, brackets, bargeboards, cut and turned frieze details, elaborate doors and door surrounds. Less ornate details of the Craftsman, Folk Victorian and Colonial Revival

styles include box columns, brackets and simple porch railings. Wood was the most common material used for porch flooring and is prone to decay because of the exposure to weather conditions. Flooring was usually a high quality wood that was painted on all sides and edges prior to installation to prolong the life of the wood.

- D. Wood is the primary skirting material on historic houses. Because houses were built above ground on posts and beams, a skirt was constructed from the floor level down to the ground. This skirting usually reflects the same siding profile as the house, was a wider horizontal board, or was a wood lattice, which allowed for ventilation. This wood lattice was commonly installed as a horizontal/vertical grid, rather than the wood lattice which is available today. Solid skirt materials must be vented to allow air to pass under the house and eliminate moisture from the foundation.
- E. The following guidelines are recommended:
 1. Retain and repair wood siding and details.
 2. Replace missing or badly deteriorated wood features with wood of the same dimension and profile.
 3. Refrain from installing synthetic materials over existing wood materials because they frequently cause the historic material to rot.
 4. Refrain from replacing a deteriorated wood feature with another material.
 5. Explore the use of epoxy wood repair materials in lieu of replacing an entire wood member. This has proven effective on rotted column bases, window sills and sash, etc.
 6. Replace rotted wood that is in contact with the ground with a chemically treated wood to prolong the life of the feature. This can be done on skirting and steps. Treated wood can be used to rebuild lattice skirting by cutting strips from standard treated 2x4 material. All treated wood should be thoroughly dried prior to installation.

Section C.3.4.6 Synthetic Materials

- A. With the advent of plastics and modern methods of forming materials, which were not available until after World War II, home owners have been influenced by the promise of

never having to paint or perform routine maintenance. In the late 1930's asbestos shingles were the first modern non-maintenance products which have been followed by aluminum siding, and vinyl siding for the main skin of a house. There are several houses in the historic districts which have asbestos shingle siding.

- B.** Asbestos shingles which were installed over existing siding have not been detrimental to the siding underneath because it breathes, whereas aluminum and vinyl are so air-tight they cause the siding underneath to trap moisture and rot. The installation of a foam insulation before the vinyl causes even greater damage because all moisture is sealed into the siding envelope. Asbestos siding is only hazardous if it is removed, and then special disposal precautions must be observed.
- C.** Houses within a historic district which may have a synthetic material applied to them may retain the synthetic material without penalty. However, they would not qualify individually for State or Federal Historic designation.
- D.** Stucco is not a synthetic material, except in the most recent advent of so-called stucco which is man made as an insulating and finish system. Stucco does not appear to be a commonly used material in San Marcos, although there are a few examples.
- E.** The following are guidelines are recommended:
 - 1. Retain and repair the original building material of a house.
 - 2. Replace only that material which is beyond repair.
 - 3. Replace deteriorated material with compatible new material.
 - 4. Avoid installing any synthetic building material on top of existing wood. Many of these materials can trap moisture in the wall which will cause the wood beneath to deteriorate. It can also trap moisture in the insulation which reduces the effectiveness of the insulation.
 - 5. Avoid installing synthetic siding on top of existing siding as a means of "modernizing" the house or attempting to make the house more energy efficient. This changes the character of the original design and frequently destroys the character defining features of the house and neighborhood.

- 6. Such details as corner boards, window and door surrounds, gable vents and rafter ends are often changed or eliminated when the installation of synthetic materials occurs.
- 7. Avoid installing stucco over existing materials for it too changes the original design and can cause deterioration beneath.
- 8. Avoid the use of synthetic stucco materials because they cause rapid deterioration of the wood beneath.
- 9. Avoid installing "wood grained" materials. Wood used in historic houses was smoothly sanded with no obvious grain.



Asbestos shingles were used in the 1930s and 1940s as siding (1107 W San Antonio St)

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Pekka Rintala	Property Owner	Pekka & Christine Rintala
Company		Company	
Applicant's Mailing Address	733 Oscar Smith St. San Marcos, TX 78666	Owner's Mailing Address	733 Oscar Smith St. San Marcos, TX 78666
Applicant's Phone #	(512) 266-6950	Owner's Phone #	(512) 266-6950
Applicant's Email	pekka78734@gmail.com	Owner's Email	pekka78734@gmail.com

PROPERTY INFORMATION

Address of Proposed Work: 923 Burleson St., San Marcos, TX 78666
 Historic District: Burleson Tax ID #: R 35882
 Legal Description: Lot N PT 2 & 3 Block 10 Subdivision Mitchell LW 15-36
 Historical Designation(s) of Property, if applicable:

☐ National Register of Historic Places ☐ Recorded Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to summarize the proposed work (Please be specific. Use additional pages if necessary.)
 We plan to remove the middle front entrance door and replace window that matches the original, existing windows. Will also remove garage doors and install two windows that match existing, original windows. New weatherside siding will be installed on the garage wall and part of the obl
 continued on back →

AUTHORIZATION

Applicants or their agent are advised to attend the meeting to present information to the Historic Preservation Committee and to answer any questions the Historic Preservation Committee may have regarding the project. Failure to attend an HPC meeting may result in postponement or denial of the application.

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$0

Technology Fee \$13

TOTAL COST \$13

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

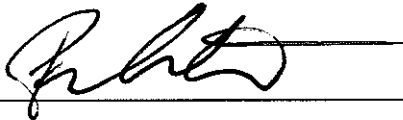
door opening. The new siding is not asbestos tile, but will match the original siding on the rest of the house. Awning over the door next to the garage will be removed. We will be repairing the awning and restoring the original column by the left/main entrance door. We will keep original front door. We'll keep the existing attic vent. New metal roof will be installed.

PROPERTY OWNER AUTHORIZATION

I, Pekka Rintala (owner name) on behalf of _____
_____ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
923 Burleson St., San Marcos, TX 78666 (address).

I hereby authorize _____ (agent name) on behalf of
_____ (agent company) to file this application for
_____ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:



Date:

11/1/21

Printed Name, Title:

Pekka Rintala

Signature of Agent:

Date:

Printed Name, Title:

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

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I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____



Date: _____

11/1/21

Print Name: _____

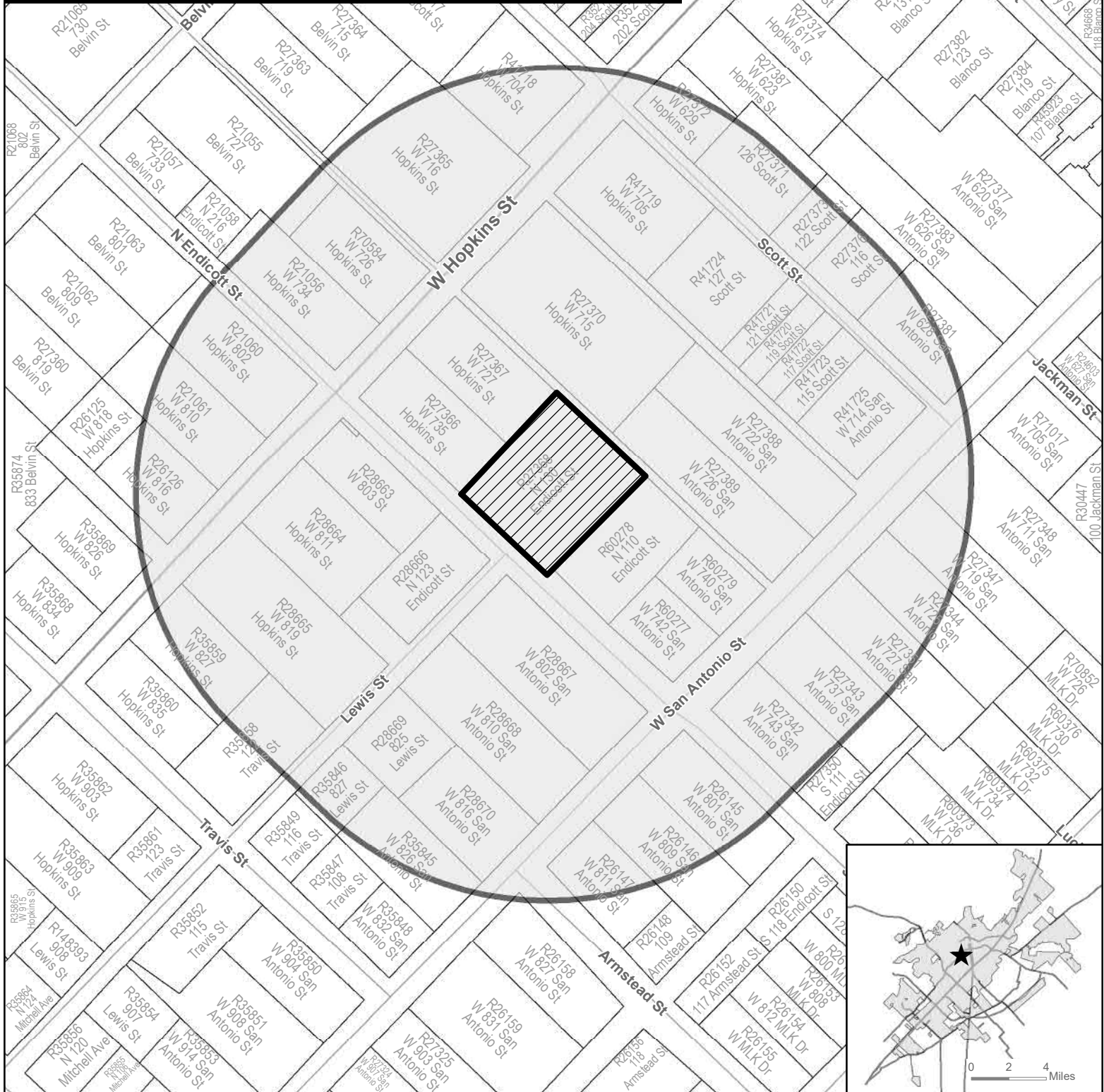
Pekke Rintala





Form Updated October, 2019

HPC-21-22

400' Notification Buffer

Fence — 130 North Endicott Street



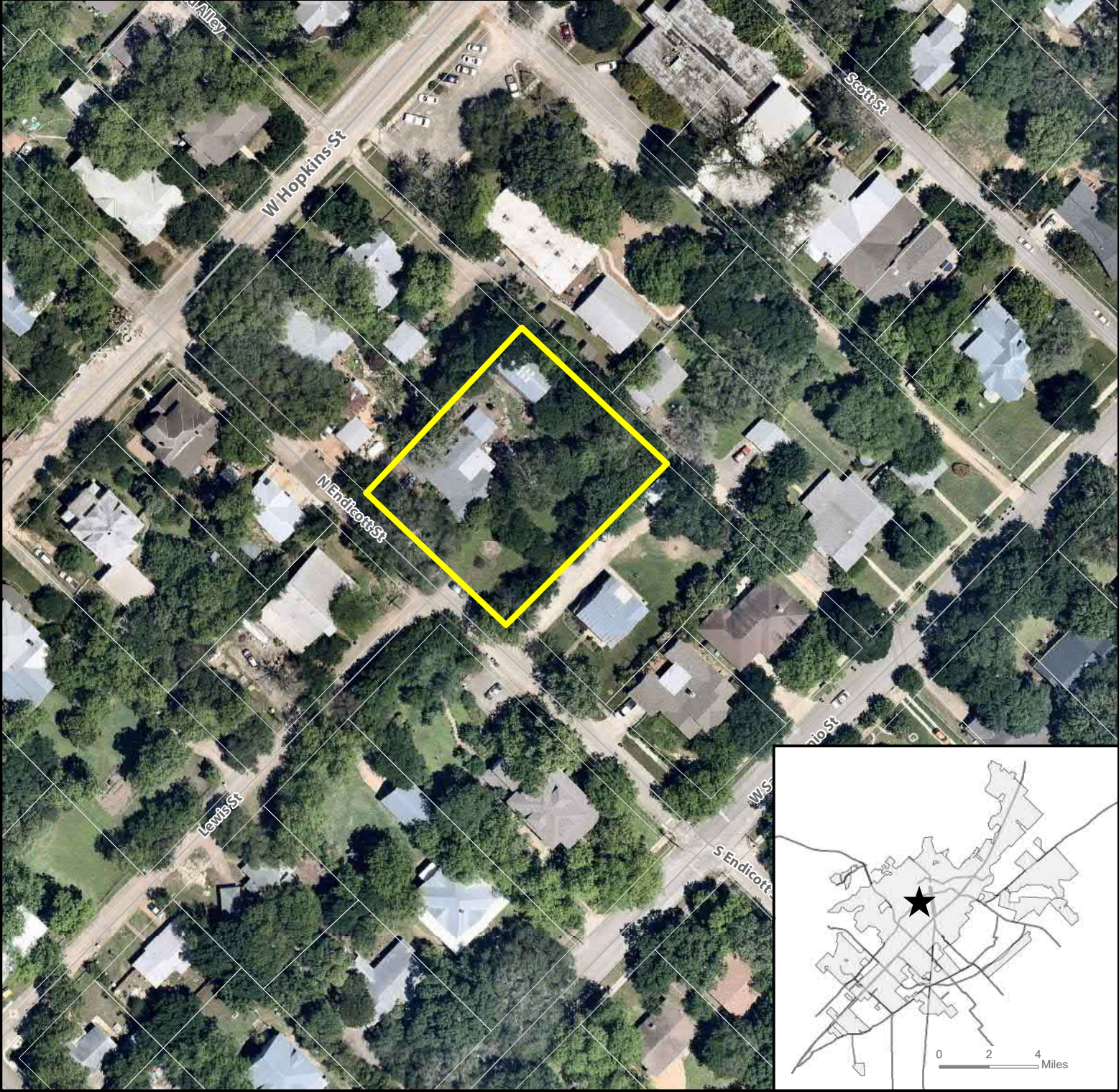
- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



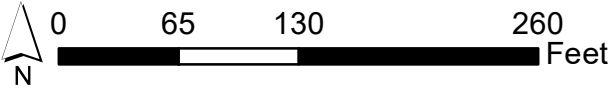
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 11/18/2021

HPC-21-22
Aerial View
Fence — 130 North Endicott



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 11/17/2021

Certificate of Appropriateness

HPC-21-22 (130 North Endicott Street)



Summary

Request:	Replacement of wood post mailbox with a metal mailbox located on the front façade.		
Applicant:	Tom and Daris Hale 130 North Endicott Street San Marcos, TX 78666	Property Owner:	Same

Notification

Personal Mailing:	N/A – public hearing held December 2, 2021	Posted Notice:	December 17, 2021
Response:	None as of the date of this report.		

Property Description

Address:	130 North Endicott Street (See: Aerial Map)		
Location:	South of the intersection with West Hopkins Street		
Historic District:	Hopkins Street District	Contributing Structure	Yes
Date Constructed:	c. 1955	My Historic SMTX Resources Survey:	Medium
National Register of Historic Places:	Not Listed	Recorded Texas Historic Landmark:	No
Building Description:	One-story, 2,687 square-foot, brick single-family residential home		

My Historic SMTX Historic Resources Survey Summary

Low	<u>X</u>	Medium	High
<p>Medium: Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations.</p> <p>The database states the property is an L-shaped ranch style house with brick cladding and multi-light wood windows. It notes the two-car garage is an addition or enclosure of former carport and the side elevation of garage has siding. The database states that the property was identified with a Medium priority in the 1997 Heritage Neighborhood Survey. The database states that the property is outside period of significance of the Hopkins Street District but remains a fair example of type/style. (See: Historic Resources Survey Inventory Table)</p>			

Certificate of Appropriateness

HPC-21-22 (130 North Endicott Street)



Current Request

At the December 2, 2021 regular meeting, the Commission tabled the decision regarding the new mailbox.

Please refer to attached document for the two mailbox options provided by the applicant.

My Historic SMTX Photograph



Staff Evaluation	Criteria for Approval (Sec.2.5.5.4)
<u>No Affect</u>	Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark <i>Approval of the request would not affect the activity noted above.</i>
<u>N/A</u>	For Historic Districts, compliance with the Historic District regulations
<u>No</u>	Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued <i>The property owner will not suffer an extreme hardship.</i>
<i>See Analysis Below</i>	The construction and repair standard and guidelines cited in Section 4.5.2.1

Certificate of Appropriateness

HPC-21-22 (130 North Endicott Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I)) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings.
		<u>N/A</u>	b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
<u>X</u>			g. <u>Relationship of materials, texture and color</u> . The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related. <i>Most mailboxes in the Hopkins are located on the buildings and are metal.</i>
		<u>N/A</u>	h. <u>Roof shapes</u> . The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	i. <u>Walls of continuity</u> . Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.

Certificate of Appropriateness

HPC-21-22 (130 North Endicott Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l))
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	<p>j. <u>Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.</p>
<p><i>See Attached Historic District Guidelines (if necessary) See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.</p> <p><i>While there are no specific guidelines on mailboxes, see attached Section C.1.2.4 Historic District Design Guidelines, Appendix C, San Marcos Design Manual for general guidelines for new construction.</i></p>

Certificate of Appropriateness

HPC-21-22 (130 North Endicott Street)








Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The property will remain a single-family home.</i>
<u>X</u>			2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>The existing mailbox is not a distinctive feature of the property.</i>
		<u>X</u>	3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>Most mailboxes in the Hopkins are located on the buildings and are metal.</i>
<u>X</u>			4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <i>The existing mailbox is not of historic age.</i>
<u>X</u>			5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>The existing mailbox is not a distinctive feature of the property.</i>
		<u>X</u>	6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. <i>Most mailboxes in the Hopkins are located on the buildings and are metal.</i>
		<u>N/A</u>	7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
		<u>N/A</u>	8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Certificate of Appropriateness

HPC-21-22 (130 North Endicott Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
		<u>X</u>	9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. <i>Most mailboxes in the Hopkins are located on the buildings and are metal.</i>
<u>X</u>			10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. <i>The mailbox could be removed from the site in the future in a manner that will not impair the essential form and integrity of the property.</i>

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation		Eligibility	Priority
R41641 	301 N EDWARD GARY ST SAN MARCOS	Nelson Center Nelson Center	Commerce/Trade Commerce/Trade	No Style	1967	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input type="checkbox"/> Local	Individually: No In District?: No	Low
						<input type="checkbox"/> In District <input type="checkbox"/> Contributing			
R41638 	306-316 N EDWARD GARY ST SAN MARCOS	University Plaza	Commerce/Trade Commerce/Trade		ca. 1980s	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input type="checkbox"/> Local	Individually: No In District?: No	Low (not historic)
						<input type="checkbox"/> In District <input type="checkbox"/> Contributing			
R60278 	110A-B N ENDICOTT ST SAN MARCOS		Domestic Domestic	Monterey (influence) Architecture	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input type="checkbox"/> Local	Individually: No In District?: No	Medium
R28666 	123 N ENDICOTT ST SAN MARCOS		Domestic Domestic	No Style	ca. 1940	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local	Individually: No In District?: Yes Non-contributing	Low
			Hopkins Street Local Historic District						
R27368 	130 N ENDICOTT ST SAN MARCOS		Domestic Domestic	Ranch Style	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local	Individually: No In District?: Yes Contributing	Medium
			Hopkins Street Local Historic District						

HPC-21-22 Mailbox Options

First Choice:



Second Choice:



Section C.1.2.3 Residential Buildings

- A.** Porches are frequently the most modified portion of a house. Returning a porch to its original design, when possible, will make a positive visual impact to the house and the neighborhood.
- B.** If a porch has been lowered, consider raising it to its original level.
- C.** If the original columns have been replaced with another material and design, consider replacing the columns with columns which are compatible with the original design and material.
- D.** If porches have been closed to provide additional space in the house, look for other locations for this space when remodeling.
- E.** If porches have been removed, consider reconstructing them.
- F.** Synthetic siding which has been applied over the original siding changes the character of the house. Consider removing the synthetic siding and restoring the original detail of the house.
- G.** When windows have been removed and placed with windows of a different material and proportion, consider replacing them with windows to match the original.

Section C.1.2.4 New Construction in Historic Districts

- 1.** As opportunities arise, new construction will take place in historic districts and this is to be encouraged in order to maintain a viable living community. However, new construction should follow the characteristics and guidelines outlined in this document.
- 2.** Respect and maintain the overall height of buildings in the immediate vicinity.
- 3.** Maintain the building relationship to the street. Set the new building back a distance equal to that of the surrounding structures and orient the new building in the same way.
- 4.** Maintain the established rhythm of the structural piers in the surrounding buildings, consider a similar rhythm, structural bay or width.
- 5.** Respect the overall proportion and form. Maintain the width to height relationship.

- 6.** Utilize floor heights common to adjacent buildings. Maintain the horizontal continuity of the elevations in commercial buildings.
- 7.** Roof forms and roof lines or cornices should be consistent in shape and detail.
- 8.** Maintain the solid-to-void pattern established in the window openings and follow the proportions established in these openings.
- 9.** Materials used in the construction of new buildings should reflect the period in which they are built but should respect the established scale of adjacent buildings.
- 10.** Construct garages and carports to the rear of the property, behind the face of the house.
- 11.** Orient garage doors away from the street when possible.
- 12.** Consider the density of a neighborhood when constructing new buildings on vacant or subdivided lots.
- 13.** Maintain the orientation of building entrances on a street.
- 14.** Construct additions to existing buildings that do not overpower the original building.
- 15.** Seek guidance and assistance early in a project. Look at options that will enhance the historic district and satisfy your needs.
- 16.** Avoid creating a false history when constructing new buildings. New buildings are new buildings and should not be confused with historic structures.

Section C.1.2.5 Priority Planning - Renovation Guidelines

- A.** Evaluate the existing structure to establish the most important work to be completed.
- B.** What may be the most visible to the eye may not be the most important to the life of the building. For example, a new coat of paint for the front of the building will not do much to extend the life of the building if the roof is leaking badly.
- C.** Identify the “character defining” features of the building and relate their importance to the character of the street as well as the building itself.

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Tom and Daris Hale	Property Owner	Tom and Daris Hale
Company		Company	
Applicant's Mailing Address	130 N. Endicott, San Marcos	Owner's Mailing Address	130 N. Endicott, San Marcos
Applicant's Phone #	5126952200	Owner's Phone #	5126952200
Applicant's Email	whaleherd@gmail.com	Owner's Email	whaleherd@gmail.com

PROPERTY INFORMATION

Address of Proposed Work: (Privacy Fence) 130 N. Endicott, San Marcos

Historic District: Hopkins Tax ID #: R 27268

Legal Description: Lot 130 Block Subdivision Hopkins Street (Heritage)

Historical Designation(s) of Property, if applicable:

☐ National Register of Historic Places ☐ Recorded Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to summarize the proposed work (*Please be specific. Use additional pages if necessary.*)

We would like to erect a privacy fence to enclose the back yard for kids, pets, and privacy. Since the property has two houses on one side of the lot, our yard actually exists adjacent to the houses and visible from the right of way. This is the area we would like to enclose with a nice cap and rail privacy fence. We would also like to replace the old rickety post mailbox with a brick mailbox that matches the house.

AUTHORIZATION

Applicants or their agent are advised to attend the meeting to present information to the Historic Preservation Committee and to answer any questions the Historic Preservation Committee may have regarding the project. Failure to attend an HPC meeting may result in postponement or denial of the application.

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$0

Technology Fee \$13

TOTAL COST \$13

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

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I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: Nov 3, 2021

Print Name: Daris Hale, Tom Hale

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

I, Tom Hale, Daris Hale (owner name) on behalf of
N/A (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
130 N. Endicott, San Marcos (address).

I hereby authorize Self File (agent name) on behalf of
N/A (agent company) to file this application for
N/A (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: Nov 3, 2021

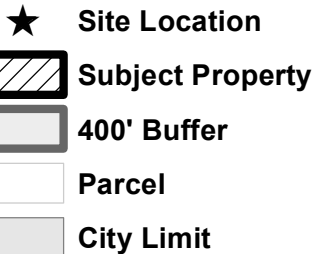
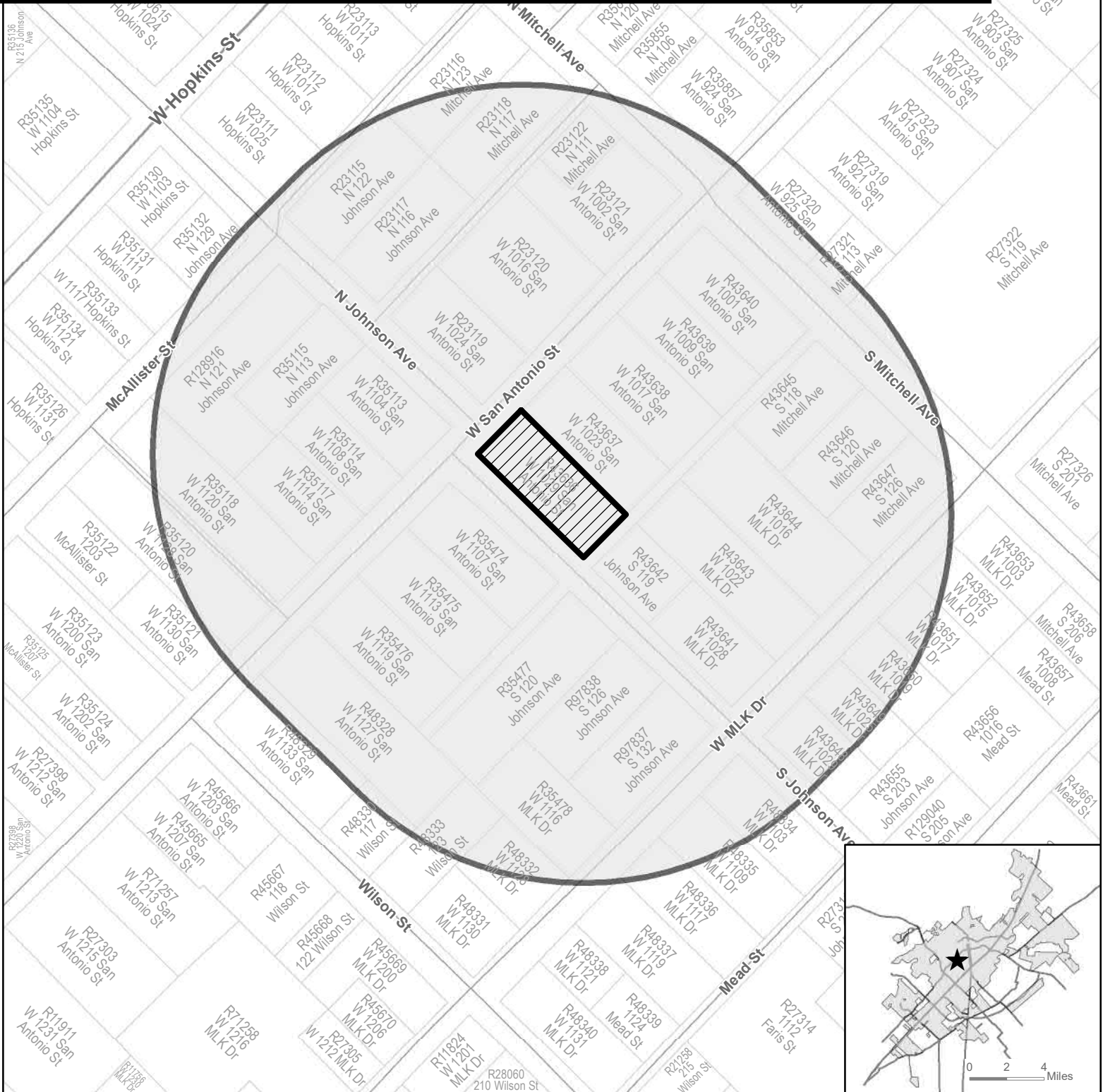
Printed Name, Title: Tom Hale

Signature of Agent: _____ Date:

Printed Name, Title: _____

Form Updated October, 2019

HPC-22-01
400' Notification Buffer
Exterior Alterations — 1029 West San Antonio Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/3/2021

HPC-22-01 Aerial View Exterior Alterations — 1029 West San Antonio Street



Site Location



Subject Property



Parcel



City Limit



0 50 100 200 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/3/2021

Certificate of Appropriateness

HPC-22-01 (1029 West San Antonio Street)



Summary

Request:	Addition of a wood frame carport at the rear of the property. Alteration to the attached garage – raising the roof approximately three feet. New accessory dwelling unit located in the rear yard.		
Applicant:	Michael Richards 1029 West San Antonio Street San Marcos, TX 78666	Property Owner:	Same

Notification

Personal Mailing:	December 17, 2021	Posted Notice:	December 17, 2021
Response:	None as of the date of this report		

Property Description

Address:	1029 West San Antonio (See: Aerial Map)		
Location:	Corner of West San Antonio Street and South Johnson Avenue.		
Historic District:	San Antonio Street District	Contributing Structure	Yes
Date Constructed:	Ca. 1950	My Historic SMTX Resources Survey:	Medium
National Register of Historic Places:	Not Listed	Recorded Texas Historic Landmark:	No
Building Description:	One story, 1,606 square foot single-family residential		

My Historic SMTX Historic Resources Survey Summary

Low	<input checked="" type="checkbox"/> Medium	High
Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations.		
The database states the property is minimal traditional residence with wood siding and original wood windows and notes a small side/rear addition with garage. The database states that the property is outside original period of significance for historic district but retains integrity and therefore is contributing to the San Antonio Street District. (See: Historic Resources Survey Inventory Table)		

Certificate of Appropriateness

HPC-22-01 (1029 West San Antonio Street)



Current Request

Various exterior alterations are proposed by the applicant. To protect a vintage car the applicant owns, the applicant would like to construct an 11' x 22' wooden carport, located at the rear of the property in the southwest corner. The applicant is proposing rolled roofing material which is a mineral-surfaced membrane that can be rolled out over roofing for repairs and weatherproofing. The carport will be accessible from the unimproved alley that runs parallel to San Antonio Street behind the property.

The applicant is also proposing to raise the roof of the attached garage approximately 3 feet, 8 inches to accommodate a bedroom, bath, and study for company to use when visiting. To access this new space, a set of wooden stairs will be constructed per the rendering submitted with the application.

Additionally, an approximately 450 square foot accessory dwelling unit (ADU) is proposed to be in the rear yard. The ADU is proposed to be oriented towards the rear of the home. The existing privacy fence will shield most of the new building from view, but the top portion will be visible from South Johnson Avenue and the alley. Along with renderings of the new building, the applicant provided illustrations to show how much of the building will be visible from the right-of-way. The San Marcos Development Code allows for accessory dwelling units as a limited use within single-family zoning districts subject to the standards within Section 5.1.3.1(c)(2). The accessory dwelling unit as proposed meets these standards.

The applicant has applied for the appropriate building permits which will not be issued until after the Certificate of Appropriateness has been approved.

Please refer to attached documents for the application documents, site plans, and renderings.

My Historic SMTX Photograph



Certificate of Appropriateness

HPC-22-01 (1029 West San Antonio Street)



Staff Evaluation	Criteria for Approval (Sec.2.5.5.4)
<u>No Affect</u>	Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark <i>Approval of the request would not affect the activity noted above.</i>
<u>N/A</u>	For Historic Districts, compliance with the Historic District regulations
<u>No</u>	Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued <i>The property owner will not suffer an extreme hardship</i>
<i>See Analysis Below</i>	The construction and repair standard and guidelines cited in Section 4.5.2.1 <i>Each item in the request has been individually reviewed.</i>

Certificate of Appropriateness

HPC-22-01 (1029 West San Antonio Street)



CONSTRUCTION OF NEW CARPORT

Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I)) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
<u>X</u>			a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings. <i>The renderings show the new carport will be no taller than eight feet, eight inches (8' 8"); three to four inches of the total height will be underground as the carport will be anchored to concrete piers; see rendering.</i>
		<u>N/A</u>	b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
<u>X</u>			g. <u>Relationship of materials, texture and color</u> . The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related. <i>The new carport is proposed to be constructed using wood framing and the roofing material will be compatible with the composition shingle roofing of the main home.</i>

Certificate of Appropriateness

HPC-22-01 (1029 West San Antonio Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l))
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p><u>h. Roof shapes.</u> The roof shape of a building shall be visually compatible with the other buildings to which it is visually related. <i>The roof of the carport will be flat.</i></p>
		<u>X</u>	<p><u>i. Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related. <i>To gain access from the alley, the fence at the rear of the property will have to change, which will cause a change to the wall of continuity.</i></p>
<u>X</u>			<p><u>j. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related. <i>The scale of the new structure is compatible with the main home and appears to be subordinate to it.</i></p>
<p><i>See Attached Historic District Guidelines (if necessary) See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior. <i>See attached Sections C.1.2.4 and C.3.2.5, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

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Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The property will remain a single-family residence.</i>
<u>X</u>			2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>The privacy fence is not considered distinctive materials and the carport is proposed to be located at the rear of the property with access off an alley that runs perpendicular to West San Antonio Street.</i>
<u>X</u>			3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>Addition of a carport at the rear is not adding a conjectural feature.</i>
		<u>N/A</u>	4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
<u>X</u>			5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>The home's distinctive features and materials will be preserved. The carport will be located at the rear of the property and not attached to the main home.</i>
		<u>N/A</u>	6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
		<u>N/A</u>	7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
		<u>N/A</u>	8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Certificate of Appropriateness

HPC-22-01 (1029 West San Antonio Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. <i>The new carport is to be located at the rear of the property with access off an alley that runs perpendicular to West San Antonio Street. Additionally, it appears to be subordinate to the main home.</i>
<u>X</u>			10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. <i>The carport could be removed with impairing the essential form and integrity of the property.</i>

Certificate of Appropriateness

HPC-22-01 (1029 West San Antonio Street)



EXTERIOR ALTERATION TO ATTACHED GARAGE

Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I)) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
		<u>X</u>	a. Height. The height of a proposed building shall be visually compatible with adjacent buildings. <i>While the proposed addition is partly to convert garage space to living space and two-story, the applicant is maintaining the ridgeline of the home. Therefore, the home will maintain a single-story appearance from the front of the property along West San Antonio Street.</i>
<u>X</u>			b. Proportion of Building's front Facade. The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related. <i>Due to the fact that the ridgeline will be maintained, and the new addition is located at the rear of the property, the front elevation will remain unchanged.</i>
		<u>X</u>	c. Proportion of openings within the facility. The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related. <i>The windows proposed for the new space appear to be compatible with the existing windows on the main home.</i>
		<u>N/A</u>	d. Rhythm of solids to voids in front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
<u>X</u>			e. Rhythm of spacing of Buildings on Streets. The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related. <i>The location of the existing garage is not changing.</i>
		<u>N/A</u>	f. Rhythm of entrance and/or porch projection. The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.

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Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(l))
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><u>g. Relationship of materials, texture and color.</u> The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related. <i>The applicant is proposing to match the siding of the home as well as the composite shingle roofing material. In addition, the new windows are compatible with the existing windows on the home.</i></p>
			<p><u>h. Roof shapes.</u> The roof shape of a building shall be visually compatible with the other buildings to which it is visually related. <i>The roof shape will remain the same.</i></p>
		<u>N/A</u>	<p><u>i. Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.</p>
		<u>X</u>	<p><u>j. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related. <i>The addition will be most visible from South Johnson Avenue. However, the majority of the side façade is remaining as is and the addition will be set back some from the wall plane of the home, maintaining the scale of the existing home.</i></p>
<p><i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior. <i>See attached Section C.1.2.4, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

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Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The property will remain a single-family residence.</i></p>
		<u>X</u>	<p>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>The My Historic SMTX database notes the garage addition but does not give a date of construction. Hays County Appraisal data gives 1950 as an estimated date of construction.</i></p>
		<u>X</u>	<p>3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>Conjectural features will not be added.</i></p>
		<u>X</u>	<p>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <i>The My Historic SMTX database notes the garage addition but does not give a date of construction. Hays County Appraisal data gives 1950 as an estimated date of construction.</i></p>
		<u>X</u>	<p>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>The applicant is proposing to raise the roof of an existing building to gain the space needed to add a loft space (adding a bedroom, bathroom, and study).</i></p>
		<u>N/A</u>	<p>6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</p>
		<u>N/A</u>	<p>7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</p>
		<u>N/A</u>	<p>8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>

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Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
			<p>9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <p><i>The SOIS Guidelines for New Exterior Additions to Historic Buildings and Related New Construction (attached) recommend distinguishing the addition from the original building by setting it back from the wall plane of the historic building. The renderings submitted by the applicant show the new space set back from the wall plane of the garage along South Johnson Avenue.</i></p>
			<p>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p> <p><i>Type the response in italics</i></p>

Certificate of Appropriateness

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CONSTRUCTION OF NEW ACCESSORY DWELLING UNIT

Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I)) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
<u>X</u>			<u>a. Height.</u> The height of a proposed building shall be visually compatible with adjacent buildings. <i>The new building is proposed to be a one-story building and no taller than 14-feet, 6-inches at grade level; see rendering.</i>
		<u>X</u>	<u>b. Proportion of Building's front Facade.</u> The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related. <i>The front entry of the new building will face the back of the main home.</i>
		<u>X</u>	<u>c. Proportion of openings within the facility.</u> The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related. <i>The windows for the new building are proposed to mirror those that are found on the main home.</i>
		<u>X</u>	<u>d. Rhythm of solids to voids in front Facades.</u> The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related. <i>There are not many windows proposed form the front of the new building. The front entry of the new building will face the back of the main home.</i>
<u>X</u>			<u>e. Rhythm of spacing of Buildings on Streets.</u> The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related. <i>The site plan shows the new building to be located in-line with the side of the main home.</i>

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Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I))
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p><u>f. Rhythm of entrance and/or porch projection.</u> The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.</p> <p><i>The front entry of the new building will face the back of the main home.</i></p>
		<u>X</u>	<p><u>g. Relationship of materials, texture and color.</u> The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.</p> <p><i>The renderings submitted by the applicant state that the siding, roofing materials, and entry door will match the main home.</i></p>
<u>X</u>			<p><u>h. Roof shapes.</u> The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.</p> <p><i>The renderings submitted by the applicant stat that the roof pitch will mirror that of the main home.</i></p>
		<u>N/A</u>	<p><u>i. Walls of continuity.</u> Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.</p>
<u>X</u>			<p><u>j. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.</p> <p><i>The new building is proposed to be a one-story building and no taller than 14-feet, 6-inches at grade level.</i></p>
<p><i>See Attached Historic District Guidelines (if necessary)</i> <i>See Secretary of the Interior Standards Analysis Below</i></p>			<p>The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.</p> <p><i>See attached Section C.1.2.4, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></p>

Certificate of Appropriateness

HPC-22-01 (1029 West San Antonio Street)








Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The property will remain a single-family residence.</i>
		<u>X</u>	2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>The new building will be located in the rear of the property and not attached to the main home.</i>
		<u>X</u>	3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>The applicant is proposing to mirror the style of the main home.</i>
		<u>N/A</u>	4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
		<u>X</u>	5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>The home's distinctive features and materials will be preserved.</i> <i>The new building will be located at the rear of the property and not attached to the main home.</i>
		<u>N/A</u>	6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
		<u>N/A</u>	7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
		<u>N/A</u>	8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p>9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <p><i>The new building's location at the rear of the property will not destroy historic materials, features or spatial relationships. Additionally, the existing privacy fence will shield most of the new building from view. The top portion will be visible from South Johnson Avenue and the alley.</i></p>
<u>X</u>			<p>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p> <p><i>The ADU can be removed from the site without impairing the essential form and integrity of the property.</i></p>

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R43638 	1017 W SAN ANTONIO ST SAN MARCOS		Domestic	Neoclassical	ca. 1915	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District	Individually: Yes In District?: Yes Contributing	High
San Antonio Street Local Historic District						<input checked="" type="checkbox"/> Contributing		
R43637 	1023 W SAN ANTONIO ST SAN MARCOS		Domestic	National Folk	ca. 1920	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
San Antonio Street Local Historic District								
R23119 	1024 W SAN ANTONIO ST SAN MARCOS		Domestic	Neoclassical Cottage	ca. 1915	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
San Antonio Street Local Historic District								
R43636 	1029 W SAN ANTONIO ST SAN MARCOS		Domestic	Minimal Traditional	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
San Antonio Street Local Historic District								
R35113 	1104 W SAN ANTONIO ST SAN MARCOS		Domestic	Minimal Traditional	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low
San Antonio Street Local Historic District								

South Johnson Street

N 45°00'00"W 180.00'
(Facing source)

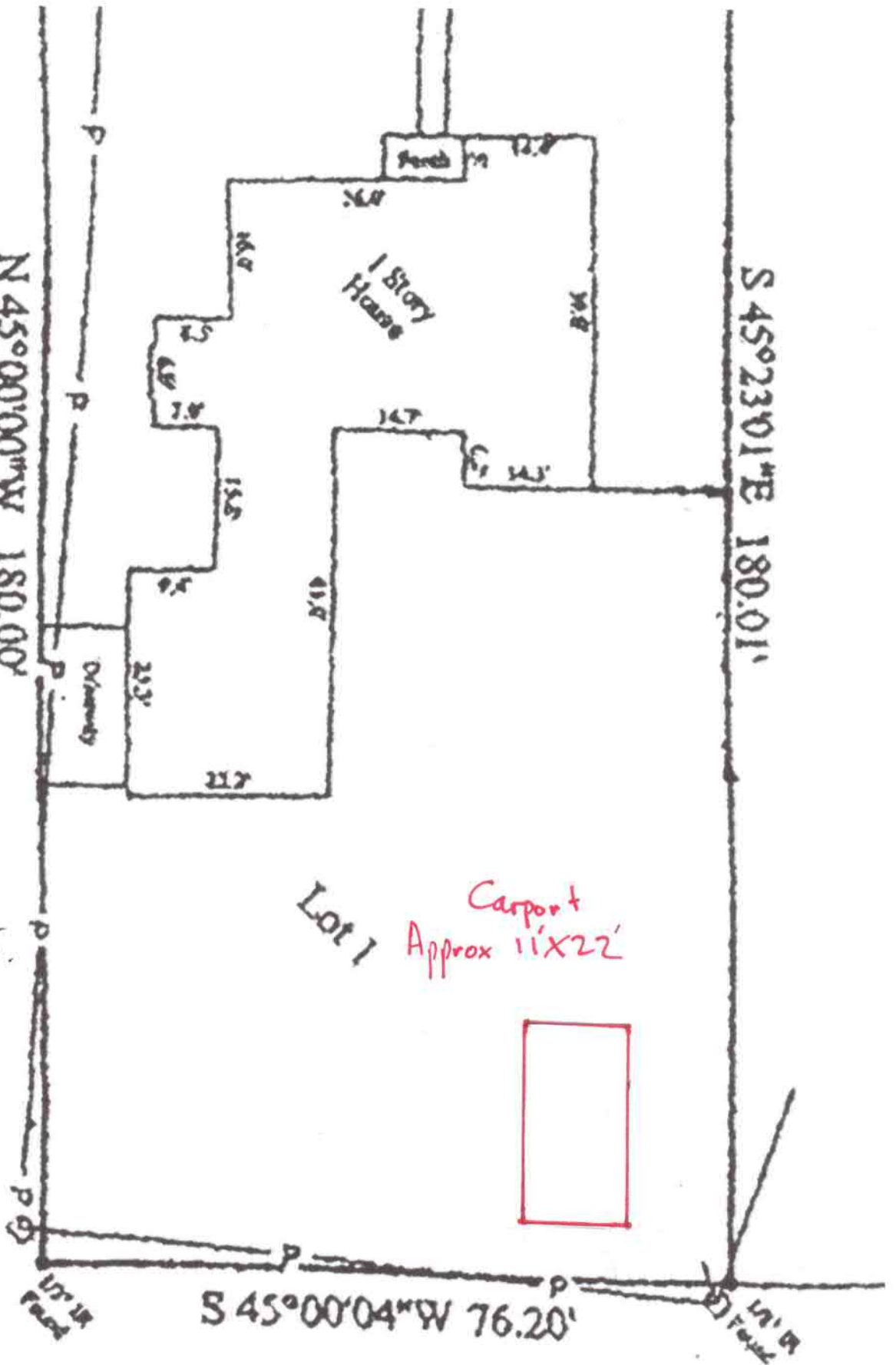
S 45°23'01"E 180.01'

1029 W. SAN ANTONIO ST.
PERMIT #
2021-38522

Lot 1 Carport
Approx 11'x22'

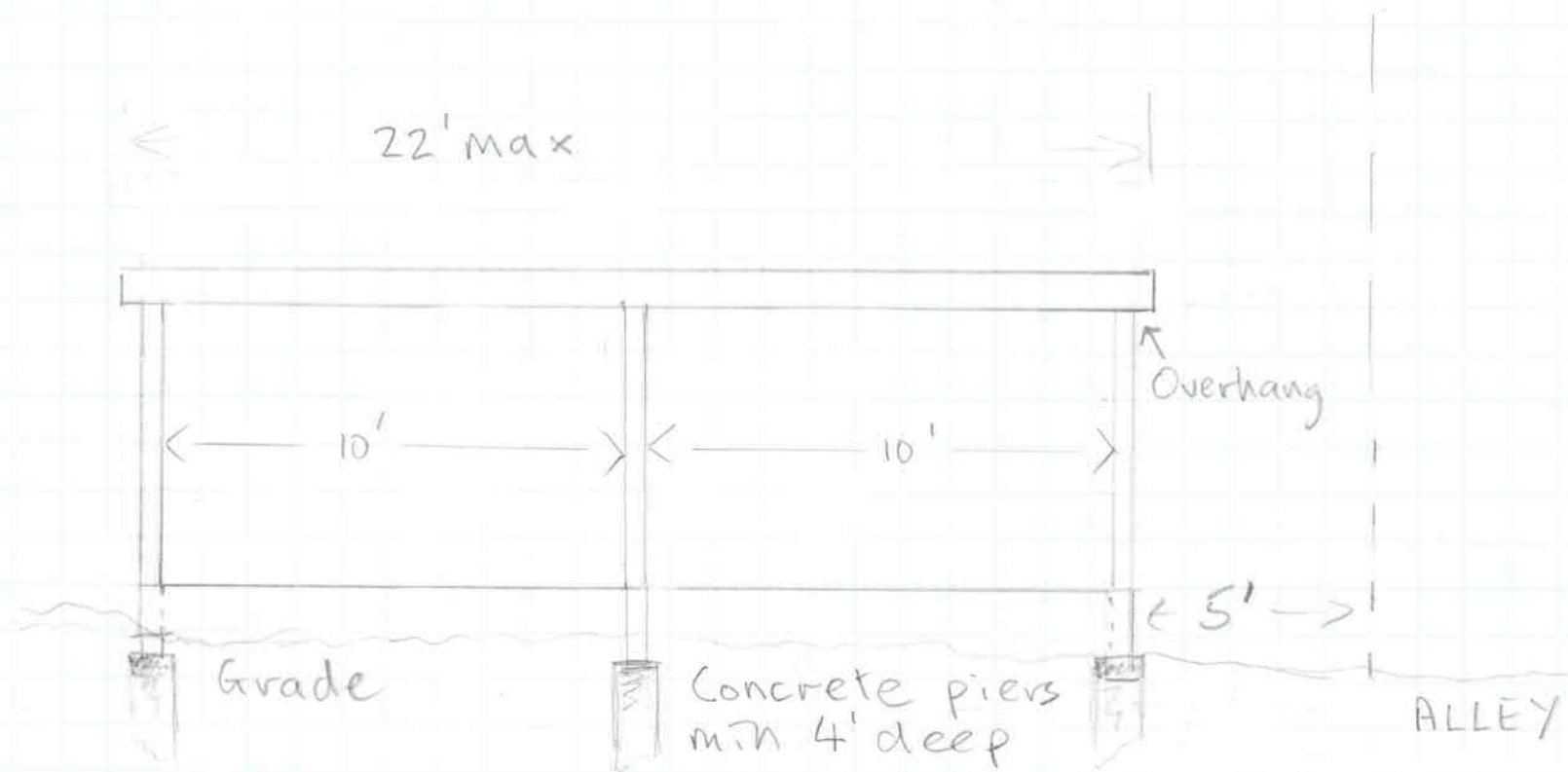
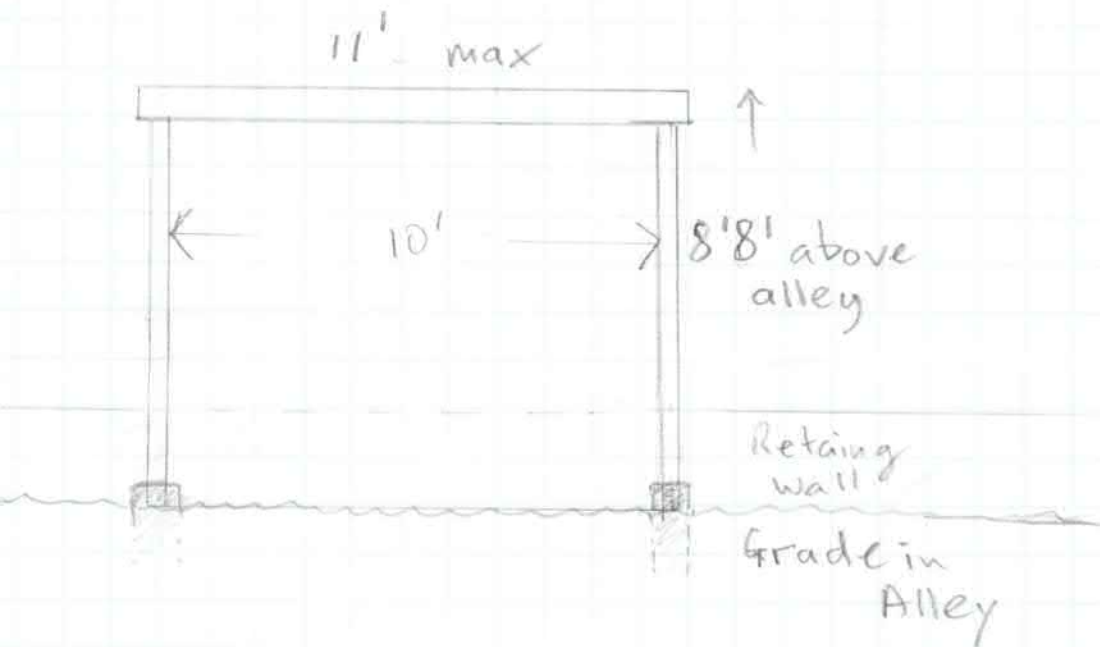
S 45°00'04"W 76.20'

20' Alley



1029 W. SAN ANTONIO

CARPORT - PERMIT 2021-38522



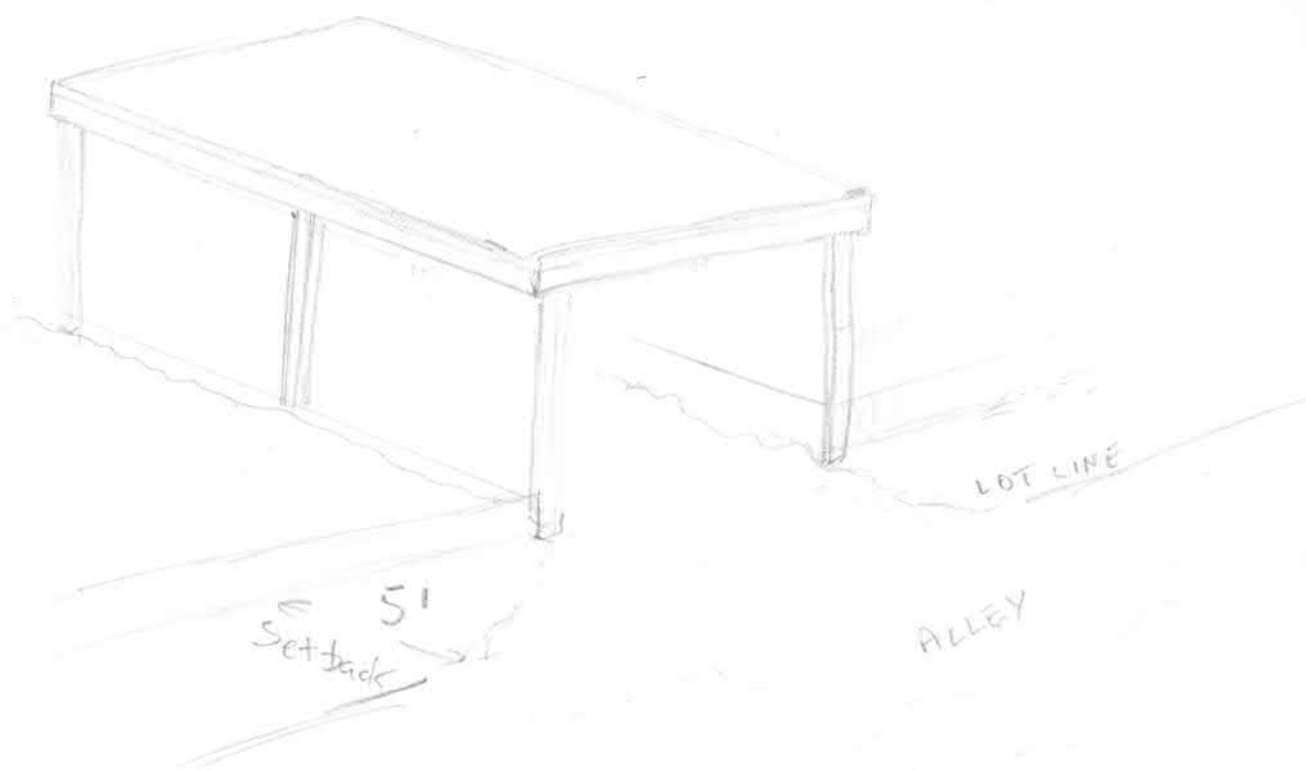


PHOTO OF ALLEY BEHIND PROPERTY



1029 W. SAN ANTONIO ST.

S 45° 23' 01" E 180.01'

RAISE GARAGE ROOF
FOR BEDROOM, BATH, STUDY

25.5' x 19'

Lot 1

S 45° 00' 04" W 76.20'

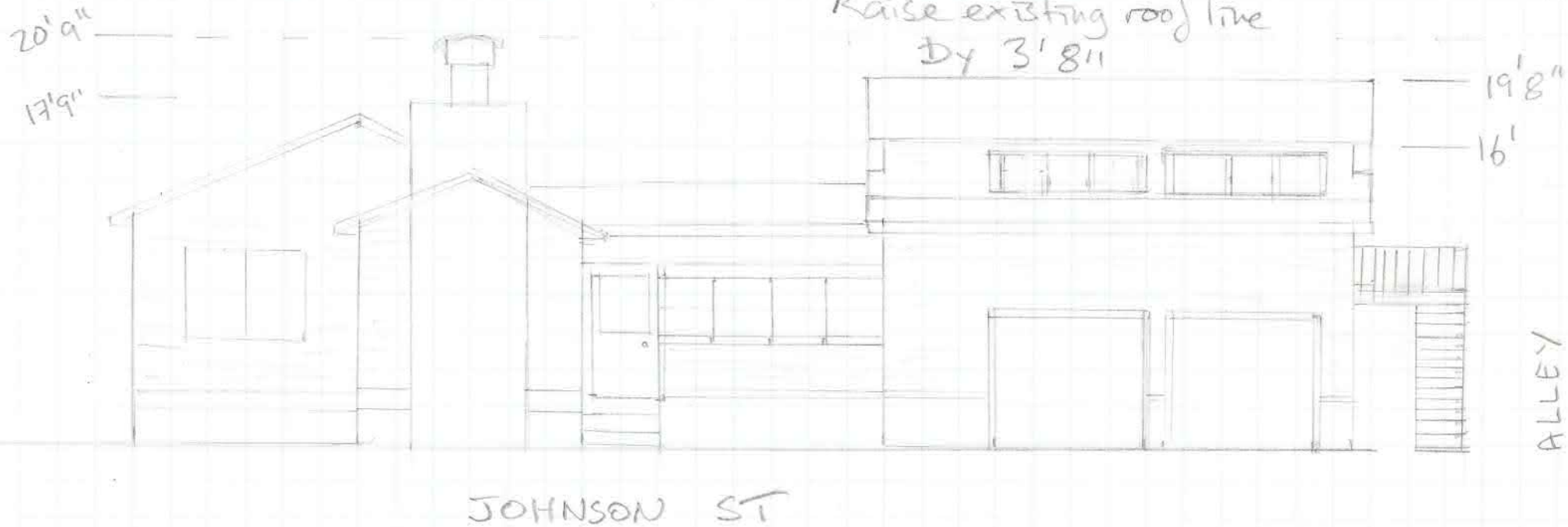
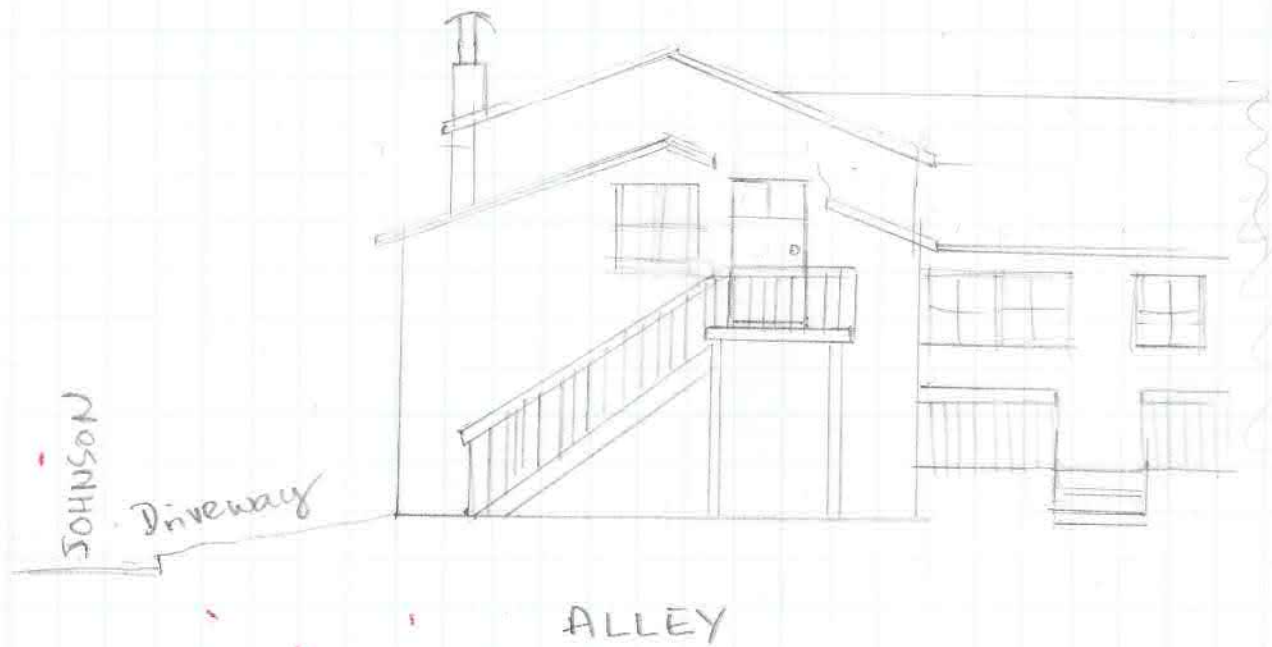
20' Alley

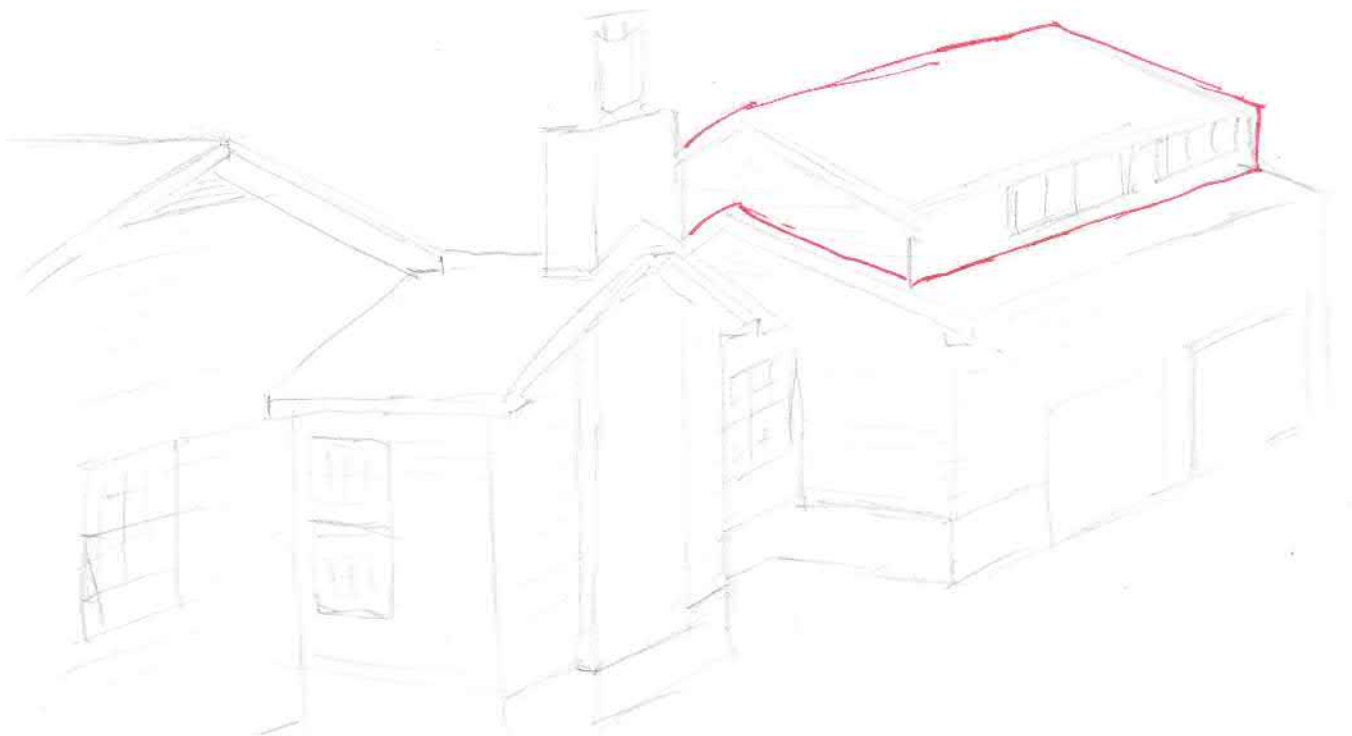
N 45° 00' 00" W 180.00'
(Necking source)

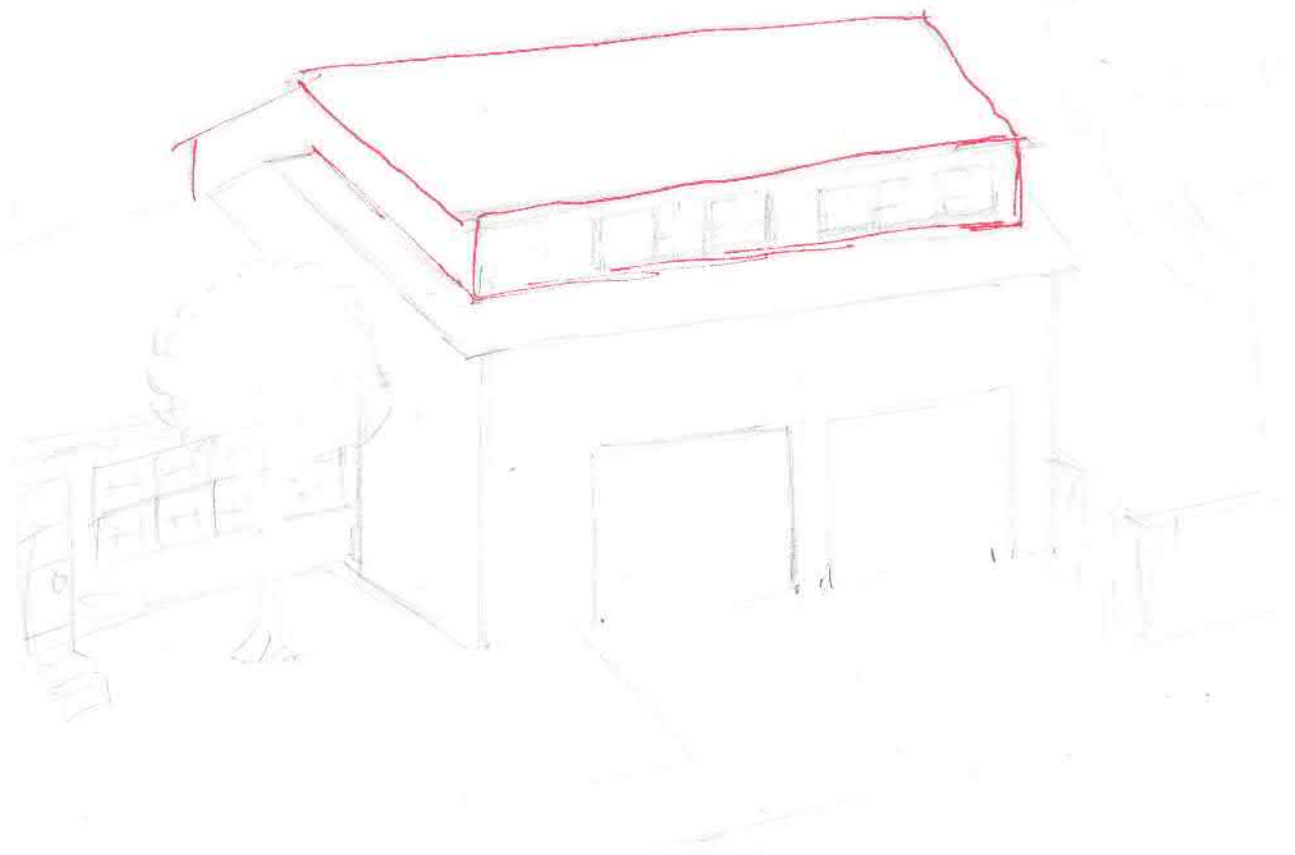
South Johnson Street

1029. W. SAN ANTONIO ST

Raise roof to accomodate
Bed / Bath / Study

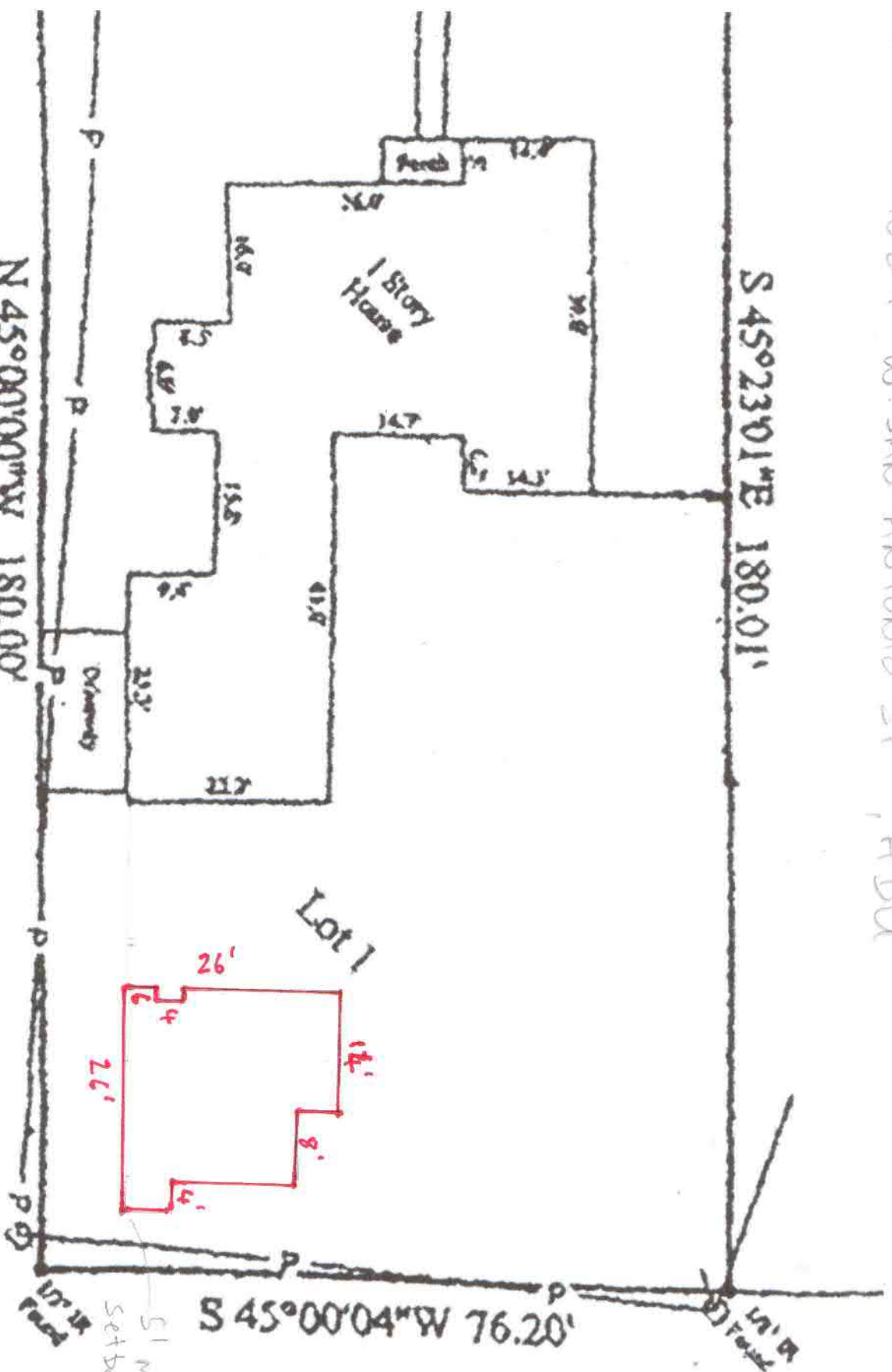






1029 W. SAN ANTONIO ST, A.D.U.

S 45° 23' 01" E 180.01'



South Johnson Street

1029 W. SAN ANTONIO ST. ADU.

ROOF PITCH

- MATCH MAIN HOUSE

SIDING & ROOF MATERIALS

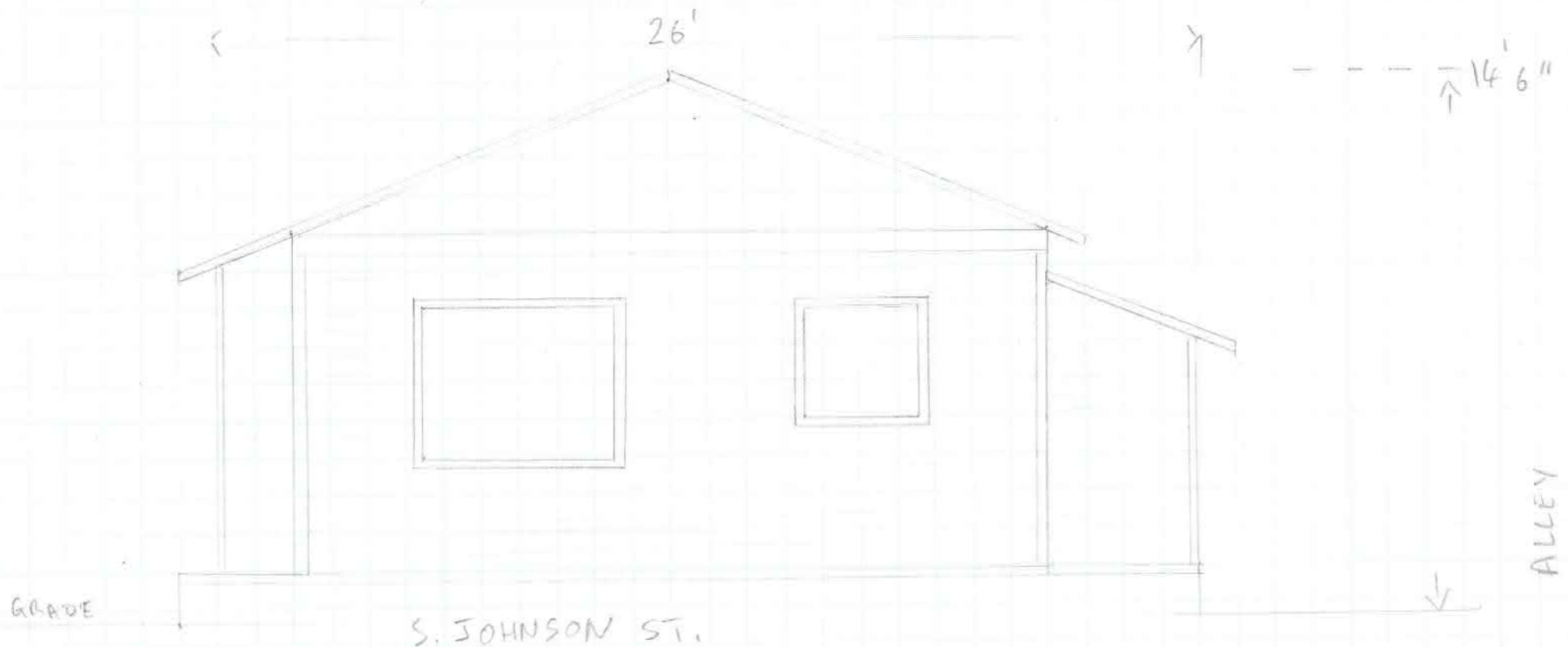
- MATCH MAIN HOUSE

WINDOWS

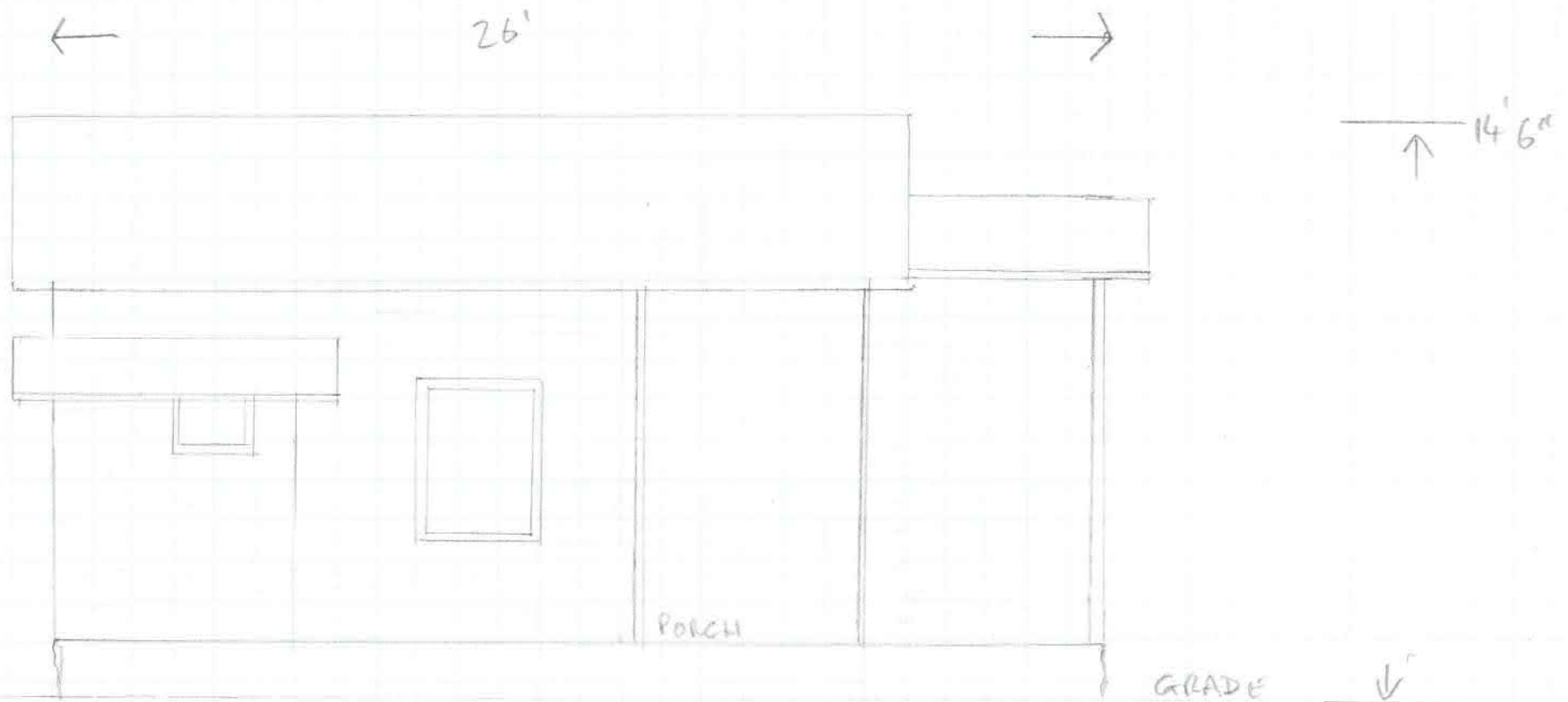
- REASONABLE PRICE 'LOOK-ALIKES' - MULLIONS?
- MATCH TRIM MAIN HOUSE

ENTRY DOOR

- SIMILAR TO MAIN HOUSE



1029 W. SAN ANTONIO AVE



ALLEY

1029 W. SAN ANTONIO
A.D. U

OLD
PECAN



⊗ Young
Persimmon

ALLEY

S. JOHNSON ST



S. JOHNSON ST.

S. JOHNSON



ALLEY

1029 W. SAN ANTONIO ST. ADU



S. JOHNSON



ALLEY

Section C.1.2.3 Residential Buildings

- A.** Porches are frequently the most modified portion of a house. Returning a porch to its original design, when possible, will make a positive visual impact to the house and the neighborhood.
- B.** If a porch has been lowered, consider raising it to its original level.
- C.** If the original columns have been replaced with another material and design, consider replacing the columns with columns which are compatible with the original design and material.
- D.** If porches have been closed to provide additional space in the house, look for other locations for this space when remodeling.
- E.** If porches have been removed, consider reconstructing them.
- F.** Synthetic siding which has been applied over the original siding changes the character of the house. Consider removing the synthetic siding and restoring the original detail of the house.
- G.** When windows have been removed and placed with windows of a different material and proportion, consider replacing them with windows to match the original.

Section C.1.2.4 New Construction in Historic Districts

- 1.** As opportunities arise, new construction will take place in historic districts and this is to be encouraged in order to maintain a viable living community. However, new construction should follow the characteristics and guidelines outlined in this document.
- 2.** Respect and maintain the overall height of buildings in the immediate vicinity.
- 3.** Maintain the building relationship to the street. Set the new building back a distance equal to that of the surrounding structures and orient the new building in the same way.
- 4.** Maintain the established rhythm of the structural piers in the surrounding buildings, consider a similar rhythm, structural bay or width.
- 5.** Respect the overall proportion and form. Maintain the width to height relationship.

- 6.** Utilize floor heights common to adjacent buildings. Maintain the horizontal continuity of the elevations in commercial buildings.
- 7.** Roof forms and roof lines or cornices should be consistent in shape and detail.
- 8.** Maintain the solid-to-void pattern established in the window openings and follow the proportions established in these openings.
- 9.** Materials used in the construction of new buildings should reflect the period in which they are built but should respect the established scale of adjacent buildings.
- 10.** Construct garages and carports to the rear of the property, behind the face of the house.
- 11.** Orient garage doors away from the street when possible.
- 12.** Consider the density of a neighborhood when constructing new buildings on vacant or subdivided lots.
- 13.** Maintain the orientation of building entrances on a street.
- 14.** Construct additions to existing buildings that do not overpower the original building.
- 15.** Seek guidance and assistance early in a project. Look at options that will enhance the historic district and satisfy your needs.
- 16.** Avoid creating a false history when constructing new buildings. New buildings are new buildings and should not be confused with historic structures.

Section C.1.2.5 Priority Planning - Renovation Guidelines

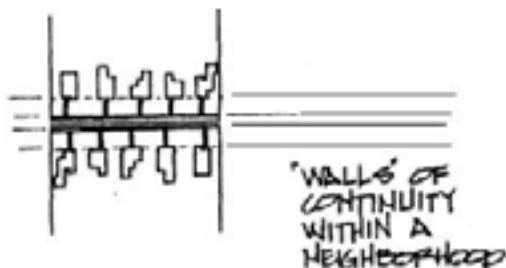
- A.** Evaluate the existing structure to establish the most important work to be completed.
- B.** What may be the most visible to the eye may not be the most important to the life of the building. For example, a new coat of paint for the front of the building will not do much to extend the life of the building if the roof is leaking badly.
- C.** Identify the “character defining” features of the building and relate their importance to the character of the street as well as the building itself.

inherent properties and dimensions of construction materials like brick and wood boards help in understanding the home's size, scale and proportion. Because stucco has no dimension, it is difficult to measure its relationship to the scale of a building. Tudor houses, for example are constructed mainly of brick and stone and because of the size and texture of these materials, the houses express mass with a rustic appearance.



CONTRASTING
MATERIALS
EMPHASIZE
DETAIL

- F. Walls of Continuity.** The front of each building, its walls, its porch alignment and even fences help define a “wall” that establishes a visual pattern along the streetscape. Each neighborhood has visual continuity, starting at the street which is basically a straight line of uniform width. A curb runs along the street defining the green space of the parkway followed by the sidewalk. Each of these elements work to organize a neighborhood. These organizational elements along with orientation and placement of houses on the lot establish the visual continuity of a neighborhood.



- G.** Due to the difference in lot size between the Belvin Street and San Antonio Street Districts, the visual continuity and rhythm are different. Each neighborhood has its own established organization which should be respected.
- H.** As changes are proposed to a site or house, review the lines of continuity and rhythm established in the neighborhood. Look at the scale, form and proportions of proposed changes. Will the proposed project retain and enhance the characteristics or will it create change?

Section C.3.2.5 Site Development and Orientation

- A.** The organization pattern established in each Historic District guides the development and proposed alteration of each site. Historic neighborhoods were designed to be pedestrian friendly since walking was a major mode of transportation. Houses face the street with a logical, visible entrance and a sidewalk that leads from the street to this entrance. Sidewalks from the street to the front door help establish rhythm.
- B.** There is an established distance from the street to the house, which is called a setback. This setback reinforces the importance of the entrance and orientation of the building. Building beyond this setback would change the visual continuity established.



Concrete ribbons leading to garage behind the house (921 W San Antonio St)



Front yard fence does not obscure the house (730 Belvin St)

- C.** Driveway approaches in the front yard lead to garages and secondary outbuildings, which are located behind the main house. Contemporary style houses have incorporated their garage or carports into their house plan, but typically they do not project beyond the established front wall of the house. While the construction of new garages and carports is

sometimes necessary, their placement and approach should respect the original “front line” of the house. This would place them behind the existing setback. Locating them to the rear of the property is preferable.

- D. Front yards are defined by sidewalks, yard curbs, short walls, boundary walls made of stone, brick, concrete or concrete block. These walls are low in profile and do not obscure the house. Front yard fences are not common in these neighborhoods, but there is evidence of historic fences in the Belvin Street Historic District.
- E. The following guidelines are recommended:
 1. Retain the orientation of the house to the street. To change the entrance from the front would alter the pedestrian approach and rhythm.
 2. Removing or relocating the sidewalk from the street would break the rhythm of the neighborhood. Broken sidewalks should be replaced but the location should remain. The material should match the original or should be compatible with the house and the surrounding neighborhood. Materials such as stone, concrete or brick pavers, and decomposed granite are appropriate replacement materials and are not as harsh as large expanses of concrete.



Strong pedestrian approach (220 N Johnson Ave)



Retain orientation of house to street (921 W San Antonio St)

3. Driveway locations should not be altered if it affects the rhythm of the street. Materials that might be used for a driveway are gravel, pea gravel with a brick or metal edge band, pavers, concrete strips or “ribbons” and asphalt. Front yard circular drives are not appropriate to the neighborhood because they encroach on the setback and break the rhythm on the street.
4. The style of the house and the surroundings should be considered when thinking of any type of front yard fence. For example, an ornate Victorian fence would look out of place in front of a Craftsman style house.
5. Review the reason for wanting to install a front yard fence. Did one exist historically? Houses constructed in the 1880s had front yard fences to keep livestock from roaming into the yard. Houses built in the 1920s had no fences in the front yard, which reflected a “progressive” movement when fencing laws reduced the chance for roaming livestock.
6. Can the fence be installed at or behind the setback line?

Section C.3.2.6 Modern Conveniences and Amenities

- A. Historic homes offer charm and character not always found in current residential construction. As families grow and residents grow older, needs change. Air conditioning is a welcome relief from the heat and humidity in San Marcos. Additional rooms and bathrooms may be necessary as children get older. Steps may become impossible to maneuver with age or a disability.

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	MICHAEL RICHARDS	Property Owner	MICHAEL RICHARDS
Company		Company	
Applicant's Mailing Address	1029 W. SAN ANTONIO ST S.M. TX 78666	Owner's Mailing Address	1029 W SAN ANTONIO ST S.M. TX 78666
Applicant's Phone #	512 922 6827	Owner's Phone #	512 922 6827
Applicant's Email	michael.richards1@gmail.com	Owner's Email	michael.richards1@gmail.com

PROPERTY INFORMATION

Address of Proposed Work: 1029 W. SAN ANTONIO ST

Historic District: _____ Tax ID #: R

Legal Description: Lot 1 Block _____ Subdivision J.M. STONE

Historical Designation(s) of Property, if applicable:

☐ National Register of Historic Places ☐ Recorded Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to summarize the proposed work (Please be specific. Use additional pages if necessary.)

NEW CARPORT - AT THE BACK FACING THE ALLEY
PLEASE SEE PERMIT 2021-38522

AUTHORIZATION

Applicants or their agent are advised to attend the meeting to present information to the Historic Preservation Committee and to answer any questions the Historic Preservation Committee may have regarding the project. Failure to attend an HPC meeting may result in postponement or denial of the application.

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$0

Technology Fee \$13

TOTAL COST \$13

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	MICHAEL RICHARDS	Property Owner	MICHAEL RICHARDS
Company		Company	
Applicant's Mailing Address	1029 W. SAN ANTONIO ST	Owner's Mailing Address	1029 W. SAN ANTONIO ST
Applicant's Phone #	512 922 6827	Owner's Phone #	512 922 6827
Applicant's Email	michael.richards1@gmail.com	Owner's Email	michael.richards1@gmail.com

PROPERTY INFORMATION

Address of Proposed Work: 1029 W. SAN ANTONIO ST
Historic District: SAN ANTONIO ST Tax ID #: R
Legal Description: Lot 1 Block Subdivision J. M. STONE
Historical Designation(s) of Property, if applicable:

☐ National Register of Historic Places ☐ Recorded Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to summarize the proposed work (Please be specific. Use additional pages if necessary.)

RAISE GARAGE ROOF APPROX. 3' 8" TO ACCOMMODATE
ADDITIONAL BEDROOM, BATHROOM & STUDY

AUTHORIZATION

Applicants or their agent are advised to attend the meeting to present information to the Historic Preservation Committee and to answer any questions the Historic Preservation Committee may have regarding the project. Failure to attend an HPC meeting may result in postponement or denial of the application.

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CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	MICHAEL RICHARDS	Property Owner	MICHAEL RICHARDS
Company		Company	
Applicant's Mailing Address	1029 W. SAN ANTONIO ST	Owner's Mailing Address	1029 W. SAN ANTONIO ST
Applicant's Phone #	512 922 6827	Owner's Phone #	512 922 6827
Applicant's Email	michael.richards1@gmail.com	Owner's Email	michael.richards1@gmail.com

PROPERTY INFORMATION

Address of Proposed Work: 1029 W. SAN ANTONIO ST

Historic District: SAN ANTONIO ST Tax ID #: R

Legal Description: Lot 1 Block Subdivision J.M. STONE

Historical Designation(s) of Property, if applicable:

☐ National Register of Historic Places ☐ Recorded Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to summarize the proposed work (Please be specific. Use additional pages if necessary.)

NEW GUEST HOUSE - A.D.U.
ONE BED, ONE BATH APPROX 450 sq ft

AUTHORIZATION

Applicants or their agent are advised to attend the meeting to present information to the Historic Preservation Committee and to answer any questions the Historic Preservation Committee may have regarding the project. Failure to attend an HPC meeting may result in postponement or denial of the application.

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Technology Fee \$13

TOTAL COST \$13

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

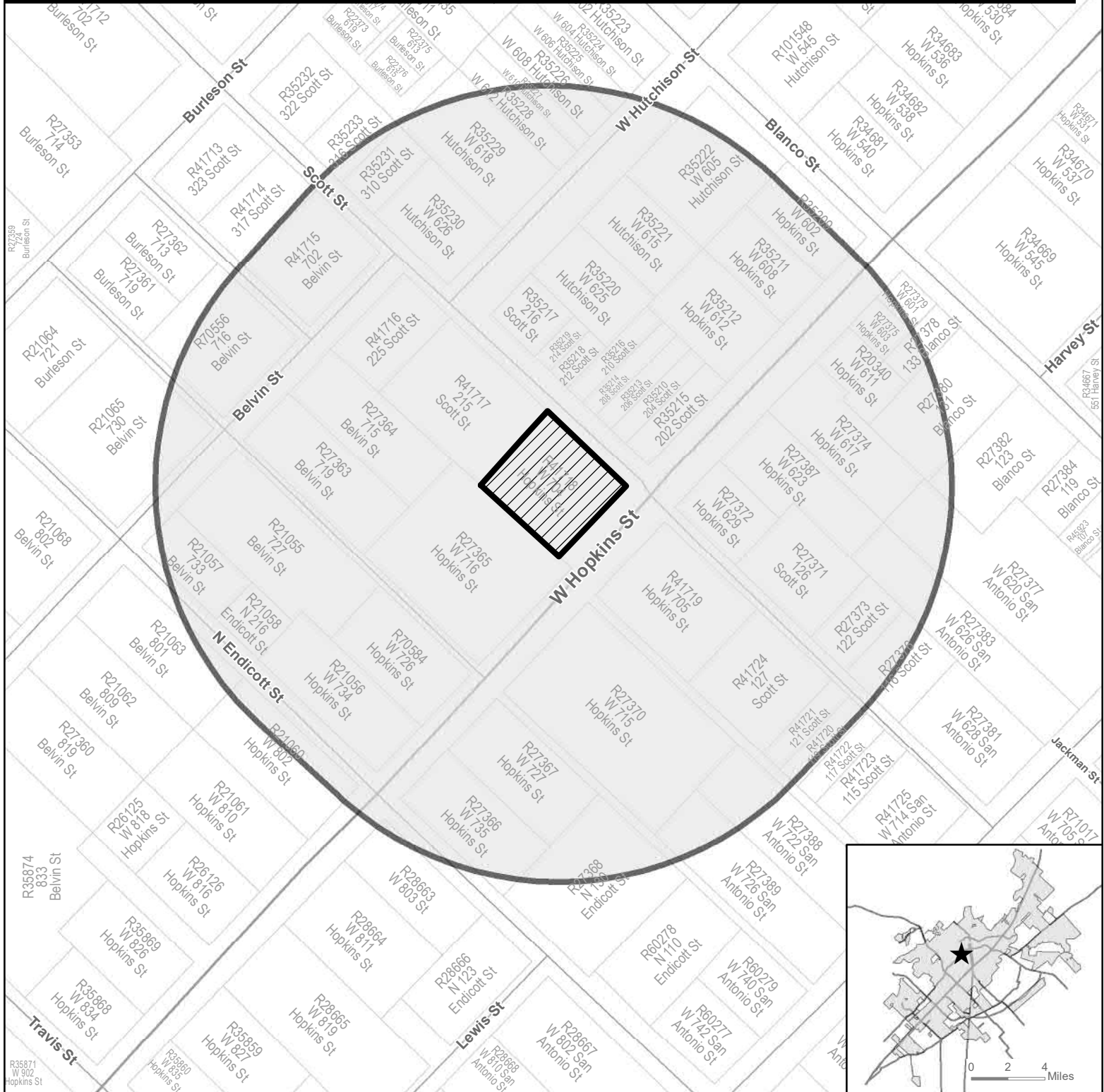
Date: NOV 30th 2021





Print Name: MICHAEL RICHARDS

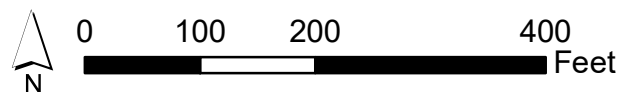
HPC-22-03

400' Notification Buffer

Sign — 704 West Hopkins Street



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



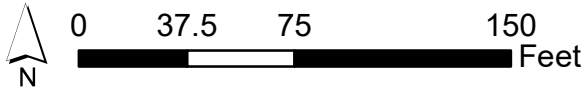
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/20/2021

HPC-22-03
Aerial View
Sign— 704 West Hopkins Street



- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/15/2021

Certificate of Appropriateness

HPC-22-03 (704 West Hopkins Street)



Summary

Request:	New on-premises attached wood wall sign		
Applicant:	Matt Akins 704 West Hopkins Street San Marcos, TX 78666	Property Owner:	Akins & Olson, LLC 5716 Travis Green Lane Austin, TX 78666

Notification

Personal Mailing:	December 17, 2021	Posted Notice:	December 17, 2021
Response:	None as of the date of this report.		

Property Description

Address:	704 West Hopkins Street (See: Aerial Map)		
Location:	Corner of West Hopkins Street and Scott Street		
Historic District:	Hopkins Street District	Contributing Structure	Yes
Date Constructed:	Ca. 1910	My Historic SMTX Resources Survey:	Medium
National Register of Historic Places:	Not Listed	Recorded Texas Historic Landmark:	No
Building Description:	2 stories, 2,328 square foot single-family residential home.		

My Historic SMTX Historic Resources Survey Summary

Low	<u>X</u>	Medium	High
Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations.			
The database states the property is former Classical Revival-style house with side-gabled roof, wood cladding, and wood windows. It mentions the historic age partial porch enclosure, small gabled side addition, and the rear porch enclosure. It states that the front roof slope was extended, and dormers were added at unknown date. The database stated that it was identified as medium priority in 1997 Heritage Neighborhood Survey. (See: Historic Resources Survey Inventory Table)			

Certificate of Appropriateness

HPC-22-03 (704 West Hopkins Street)



Current Request

The applicant received approval to install an on-premises attached wood wall sign on the property in March 2020. The Commission approved the sign with the following condition:

1. The sign is located as shown on the slide during the staff's presentation at the meeting: to the right of the front door, between the door and the window on the front porch.

Section 2.5.5.6 states that approval of a Certificate of Appropriateness expires one year from the date that it is approved if work has not begun or two years from the date it is approved if the work is not completed. An extension, not to exceed one year from the date required for commencement and two years from the date required for completion, can be granted by the Commission. The approval for the installation of the new sign expired on March 5, 2021.

Please refer to attached rendering of the sign as well as a rendering of the sign on the building.

My Historic SMTX Photograph



Certificate of Appropriateness

HPC-22-03 (704 West Hopkins Street)



Staff Evaluation	Criteria for Approval (Sec.2.5.5.4)
<u>No Affect</u>	Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark <i>Approval of the request would not affect the activity noted above.</i>
<u>N/A</u>	For Historic Districts, compliance with the Historic District regulations
<u>No</u>	Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued <i>The property owner will not suffer an extreme hardship</i>
<i>See Analysis Below</i>	The construction and repair standard and guidelines cited in Section 4.5.2.1

Certificate of Appropriateness

HPC-22-03 (704 West Hopkins Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I)) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings.
		<u>N/A</u>	b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	g. <u>Relationship of materials, texture and color</u> . The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
		<u>N/A</u>	h. <u>Roof shapes</u> . The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	i. <u>Walls of continuity</u> . Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.

Certificate of Appropriateness

HPC-22-03 (704 West Hopkins Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I))
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	<u>i. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
<i>See Attached Historic District Guidelines (if necessary) See Secretary of the Interior Standards Analysis Below</i>			The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior. <i>See attached Article 4, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i>

Certificate of Appropriateness

HPC-22-03 (704 West Hopkins Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <i>The property was a single-family home and will be adaptively reused as a hostel.</i>
<u>X</u>			2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <i>Materials will not be removed.</i>
<u>X</u>			3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <i>The sign does not create a false sense of history.</i>
		<u>N/A</u>	4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
<u>X</u>			5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <i>Distinctive materials, features, finishes, and construction techniques will be preserved.</i>
		<u>N/A</u>	6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
		<u>N/A</u>	7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
		<u>N/A</u>	8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Certificate of Appropriateness

HPC-22-03 (704 West Hopkins Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. <i>The new sign must meet the supplemental development standards of the Development Code.</i>
		<u>X</u>	10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. <i>The sign should be installed in a manner so that it can be easily removed in the future without impairing the essential form and integrity of the property.</i>

The Yellow House Hostel



San Marcos, TX



ARTICLE 4: HISTORIC DISTRICT SIGNAGE

DIVISION 1: GENERAL

Section C.4.1.1 Purpose.

- A. The purpose of this Division is to explain the guidelines used by the Commission in determining appropriate sign design, construction, and installation in the Downtown Historic District
- B. Design is a subjective art. This Division is not intended to limit creativity, but to provide a frame of reference within which to work. Its purpose is to protect the District's character, while allowing for the legitimate needs of commerce. Types of signs, lettering, materials, and colors are explored.
- C. Nothing in these guidelines is intended to supersede the requirements of the Land Development Code pertaining to signs.

Section C.4.1.2 Premise

- A. The unique historical character of the District is primary in importance; the sign is considered secondary. A sign should be designed to integrate with the architectural features of the building. In short, a sign must complement the character of the Historic District, rather than detract from it.
- B. In designing a sign for placement in the Downtown Historic District, it is important to keep in mind the above premise by which the Historic Preservation Commission operates and reviews Certificates of Appropriateness for signs.
- C. The Commission believes signs that conform to these guidelines and are visible from both the sidewalk and street will satisfy the legitimate needs of commerce without visual clutter, and without obstructing the view of the buildings.
- D. The appeal of restored turn of the century commercial architecture draws customer traffic to the Historic District. Signs that detract from the overall character of the District only serve to lessen the positive impact of the many millions of dollars of public and private reinvestment since the Historic District was designated in 1986.

Section C.4.1.3 Procedure

- A. Obtain a Certificate of Appropriateness application and a Sign Permit application from the City's Planning and Development Services office or online at sanmarcostx.gov. The Planning Department will assist you in completing the application, and will place it on the agenda for the next available meeting of the Historic Preservation Commission. The meetings are usually held once a month at 5:45 p.m. in City Hall.
- B. In addition to a completed application, the applicant must submit the following:
 - 1. A scale drawing of the proposed sign;
 - 2. A rendering of the sign's placement in relation to the building; and
 - 3. Sign material and color samples.
- C. The applicant or representative presents the request to the Commission during a public hearing. Property owners within 200 feet are notified of the public hearing and invited to respond to the request. After review, the Commission will: approve the project as submitted; approve with conditions; recommend changes; or reject the proposal and issue a written statement of the reason(s).
- D. Once the Certificate of Appropriateness is approved, a sign permit may be issued. These steps must be completed before the sign is installed. Separate building permits may be required, depending on the scope of work. Building Inspections will inspect the project after completion to ensure that the work is in compliance with the permits.

Section C.4.1.4 Guidelines

These Guidelines present rules and suggestions for sign type, placement, lettering size, color, and material. They were developed specifically for the San Marcos Downtown Historic District.

"Guidelines" are not as strict as the standards of city code. The Commission may interpret them with some flexibility, and one guideline may be relaxed to facilitate another determined to be more important in a particular case. The overall objective is to ensure that the spirit and intent of the guidelines are followed.

In this section, general rules pertaining to a particular sign element will be explained. The Commission has attempted to clarify rules through graphic illustrations when available.

It was the Commission's intention from the beginning to accentuate the positive. Accordingly, in most cases, pictures are utilized to show elements of sign design that have been well executed. Some photographs have been selected to illustrate the use of signs in a manner that would not be considered appropriate for the District. That is not to say that the sign or its use is universally inappropriate, only that it is so for our purposes here.

The nature of design dictates that every proposal be evaluated on its own merit, and balanced with the actual experience on which these guidelines are partly based.

Section C.4.1.5 Design

Design is the orchestration of letter styles, colors, materials, size, placement, and originality into a unified graphic expression. Although design can be subjective, our desire is to help the business owner achieve a quality design that is consistent with the Historic District. The designer must keep the integrity of the architecture and District character foremost in the final product.

- A. Placement.** Placement should be the first consideration in a historic district. Upon deciding on wall mount, awning, or other, the design can be arranged within certain parameters. Signs should not obscure or compete with architectural details of the building.
- B. Size.** Size will be determined by architectural constraints. Proper proportions are crucial. Attached signage is limited to 10% of the building façade by the Land Development Code.
- C. Copy.** The business needs to be adequately identified; but too much information reduces legibility.
- D. Lettering.** Choose simple letter styles and colors that can be easily seen and read. Sign colors should complement the building colors.
- E. Impression.** The design of your sign will usually be the first impression that your business makes. Choose a designer carefully and require the level of quality your business and San Marcos deserve.

Section C.4.1.6 Sign Types

Types of signs addressed here include primary, secondary, temporary, and freestanding. Not all types are suitable or allowed in the Downtown historic district.

- A. Primary Signs.** A primary sign is the sign designed to be viewed from the street on a daily basis. It will represent the owner's largest sign expense and is likely the most important of the sign types. Only one primary sign is allowed per business.
 1. The primary sign should effectively project the business identity, without detracting from the building.
 2. Avoid too much information. The viewer will spend only a few seconds looking at the sign.



- A. Secondary Signs.** Secondary signs are utilized in addition to the primary building sign. Typically, a secondary sign will be in a window, hanging under a canopy, or affixed to the side of a

corner building. Where a secondary sign is affixed to the side of a corner building, it should not be greater in size than the primary sign.

1. Secondary signs may be targeted to the pedestrian, while the primary sign is intended to be viewed from the street.
2. The secondary sign may deal with the details of business operations, such as hours. This is especially true in the case of window signs.
3. Secondary signs in the form of hanging signs are especially helpful when the primary building sign is not visible from the sidewalk.
4. The use of hanging signs is encouraged.



B. Temporary Signs. Temporary signs and banners are regulated by the City's Land Development Code. No permit fee is charged for a temporary sign, but an information sheet must be turned in to the Planning and Development Services Department showing the size, location, date of installation and length of display. Please reference the City of San Marcos Sign Ordinance for standards on temporary signs. The Historic Preservation Commission encourages that:

1. Temporary signs and banners may not cover significant architectural details.
2. Signs of a temporary nature will not be permitted as permanent signs.
3. The Commission will review temporary signs which appear inappropriate for the Downtown Historic District, and may request that such signs be removed.

C. Freestanding Signs. Because building coverage is maximized in the Downtown area, and setbacks minimized, it is unlikely a freestanding (pole) sign could be erected in the historic district. Any proposal would need to meet the location and setback requirements of the Land Development Code, as well as the design criteria for a Certificate of Appropriateness. Such requests will be addressed on an individual basis.

Section C.4.1.7 Sign Placement and Size

A. General. Placement or location of signs is perhaps the most critical factor in maintaining the order and integrity of the Downtown Historic District. The size and shape of a sign should be proportional with the scale of the structure. Signs should be designed so that they are integrated with the design of the building. The Land Development Code shall further govern sign standards.

1. A general rule of thumb for maximum sign size is 1.5 square feet for every one foot of façade width, subject to the maximum allowed by the sign ordinance. For instance, a building that is twenty feet wide could accommodate a sign of thirty square feet: $20 \times 1.5 = 30$. This does not mean that the sign should always be as large as the general rule allows. Total signage on a building may not exceed 10% of the façade area.
2. Signs should not obscure or compete with architectural details of the building façade. The sign should be designed to integrate with the architectural features and not detract from them.
3. A frieze, or horizontal band across the building, is an appropriate sign location. When utilizing the sign frieze, it is important to respect its borders. The sign should not overlap or crowd the top, bottom, or ends of the frieze. This is also referred to as the Sign Band.
4. Window signs are included in the 10% overall maximum sign area, regardless of whether or not they require a permit. Internally illuminated canister signs and stock trade name signs are inappropriate for the district.
5. Awning or canopy signs must conform to the same size requirements as signs attached directly to the building; that is, 1.5 square feet for every one foot of façade width, up to a maximum of 10% of the façade area.
6. Signs in multiple tenant buildings should be designed to complement the other signs on the building.

B. Wall Signs

1. Turn-of-the-century buildings often have a sign frieze.
2. This is the ideal location for the sign. It is typically above the transom and below the second floor window.
3. Signs should not obscure or compete with architectural details of the building.



Good Examples



Good Example - When multiple tenants work together, their signs can be coordinated. The look is uniform, yet each has its own style.



Poor Example - this sign is out of scale with the building and covers details.

- C. Window Signs.** Window signs should be limited to 30% coverage of the glass area. These signs are included in the overall 10% of façade calculation.



Good Example



Poor Example - too much coverage

- D. Projecting Signs.** Primary projecting signs must provide a minimum clearance of 9 feet between the sidewalk surface and the bottom of the sign. They may not extend closer than 18 inches to the curb, or above the peak of the roof. The size is limited to 10% of the façade.



Good Example



Poor Example - sign extends above the building roof

- E. Hanging Signs.** Hanging signs must provide at least 8 feet clearance above the sidewalk. They should be sized in proportion to the space allocated.



Good Example



Good Example

- F. Awning and Canopy Signs.** Awning or canopy signs should conform to the same size standards as signboards; that is, 1.5 square feet for every one foot of façade width, but no larger than 10% of the total façade.



Good Example

G. Sign Lettering.

The style, size, and spacing of letters determine whether a sign is easy to read or confusing. Selection of lettering should be based on readability and the desired image projected by the sign. Flamboyant or intricate lettering may be attractive, but it can also be difficult to read. Because the objective of a good sign is to have its message read quickly, clear and simple lettering is best.

- 1. Style.** There are three basic types of lettering: decorative, serif, and sans serif. Generally, decorative styles such as Gothic, Old English, or script are too complex to be easily read on a sign. Serif and sans serif styles are easy to read and simple enough to be appropriate for many periods of architecture and types of signs. The difference between the two type styles is the small spur of “serif” attached to each letter. Lettering without spurs (“sans serif”) is perceived as more modern. Serif lettering gives a formal, decorative appearance that is timeless enough for all kinds of businesses and signs. Either style is suitable today.
- 2. Size.** “The bigger the better” does not always apply to lettering. Letter size must be proportionate to the sign area. Background and border space is needed so the sign does not appear crowded.
- 3. Spacing.** The spacing of letters is a matter of proper judgment; an experienced designer should be consulted in this regard. The important elements are inter-letter, inter-word, and inter-line spacing. Sufficient “air space” increases readability.

This business owner obtained old photographs of his building, and patterned his sign after the one installed in 1906. Initially, there was concern that the lettering size was excessive, but historic documentation showed the building was large enough to accommodate it. Air space around the borders keeps the sign from appearing too crowded.



Section C.4.1.8 Sign Color

- A. General.** Color is one of the most important aspects of visual communication. It adds richness to every environment. However, too many colors may confuse or negate the message of a sign. Use discretion. An otherwise well-planned sign may look unattractive due to poor color selection.
- B. Purpose.** Color can establish a unity among buildings of different scale, shape, or texture. Attention to this will make your sign part of an entire setting rather than an awkward element that is obviously added on. This integration is what gives the district a cohesive image. Choose colors related to the building facade or surrounding environment.

- C.** Limit the number of colors used in any one sign. Small accents of color make a sign unique and attractive, but the competition of many different colors diminishes its effectiveness.
- D. Contrast.** Contrast is an important factor in your sign's legibility. Light letters on a dark background are most legible, particularly when the sign size is constrained. This background isolates the individual message and, in areas where signs are numerous, greatly increases readability of each sign.
- E.** Traffic signs, now standardized throughout the country, are a good example of effective contrast between letters and background. The principles that guide the development of traffic signs apply to commercial signs as well, except that commercial signs can use a wider range of colors and letter styles.
- F. Accents.** Because most buildings are fairly neutral in color (earth tones, brick and stone, or muted paint), bright, intense colored signs draw attention away from the building. The sign can be the best place to add a splash of lively color to the overall paint scheme of a building, but care should be taken to ensure that the sign colors complement and relate to the building, creating a visually coherent storefront.



Good Example - sign color complements the paint scheme of the building



Good Example - sign color complements the paint scheme of the building

Section C.4.1.9 Sign Materials

Signs are fabricated from many materials: wood, metal, glass, plastic, stone, concrete, and even cloth and paper in certain circumstances. While there is nothing inherently wrong with any of these materials, they are not all appropriate for use in the Historic District. Even appropriate materials, used in an insensitive manner, can diminish the visual appeal of the District.

- A. Wood.** Wood is the most traditional sign material. This is due to its near universal availability and great versatility. With simple tools and methods, wood can be carved, formed, incised, glued, painted on, or worked in relief. With more elaborate equipment, wood can be routed and sandblasted. Wood has a variety of grains, textures, and colors, which may be emphasized to decorative advantage or concealed. In most cases, wood or signboard is utilized in the District because of its availability and suitability for painting and mounting.
- B. Metal.** Metal is also a traditional sign material. It can be formed in a variety of ways – etched, embossed, cut, cast, wrought, rolled, or extruded, making it a versatile material. It has the advantage of being very durable and, particularly in the case of aluminum, needs little maintenance.
 1. Some disadvantages to metal signs are that they can dent easily, changing the surface and damaging protective finishes. Rust and corrosion are common problems with metal signs.
 2. Gold-leafing and silver-leafing are another way in which metal can be used in sign fabrication. These materials carry an image of quality and elegance, and are most

effective when used in strong contrast to the color and texture of the background material. The reflective ability of the gold and silver enhance the play of light on the surface of the sign, adding to its visual appeal.

- 3. Metal is often used in fabrication of sign brackets, both simple and ornamental.
- C. Glass.** Glass, too, is a traditional sign material. Stained glass has a long history in display and, when carefully crafted, can make a rich and delightful sign. The most common use of glass as a sign material is the display window. Objects and activities observable within a shop are, in effect, signs. At the pedestrian level, window displays have far more potential for expressing the identity of the business than the signs mounted on the building. Window display signs are used extensively in the District.
- D. Plastic.** Plastic as a sign material is discouraged in the District. Internally illuminated plastic box signs are not allowed. There are some cases where the Commission will consider the use of plastic for a sign, however, such cases are rare, and the justification must be compelling. New techniques of working plastic may result in appropriate signage. Requests will be reviewed on a case by case basis, and money should not be invested prior to approval.
- E. Neon.** Neon, a sign material as well as a means of lighting, is now generally considered “historic.” When used properly, neon can create a lyrical quality that few other materials can duplicate. It is often used to complement art deco architecture.
 1. The appropriateness of neon will depend on its application, and each proposal must be reviewed individually. In considering neon, keep the overall design and color scheme simple. Stock trademark signs are not appropriate for window display in the District.

Section C.4.1.10 Sign Lighting

- A.** Light, like color, can provide more effective visual communication. However, when used inappropriately, it can produce visual irritation and detract from the character of the building. Signs should have lighting only when necessary. A well-designed window display illuminated at night is far more desirable than an illuminated sign.

External Illumination is the preferred method in the Downtown District.

- B. External Lighting.** A projected light source, either above or below the sign, is recommended if lighting is necessary. Projected lighting emphasizes the building as well as the sign so the sign becomes an integral part of the façade. This is not so with internal illumination. Use small, unobtrusive fixtures that do not overpower the sign or structure. Fixtures should be shielded to prevent glare on the street and sidewalk.
- C. Internal Lighting.** Internal lighting in general is considered inappropriate in the District because it places emphasis solely on the sign. Neon may be considered as an exception as discussed under Sign Materials. Internally illuminated cabinet (box) signs are no longer allowed. Those in place prior to adoption of the Historic Preservation Ordinance still remain, but may not be replaced. In interpreting the intent of these guidelines, the Commission may determine that under a certain circumstance internal lighting is appropriate. Individually illuminated letters, either internally illuminated or back-lighted solid letters (reverse channel) would be the only acceptable options. If approved, electrical transformer boxes, conduit, and raceways must be concealed from public view. When illumination is required, external lighting is encouraged.



Good Example



Good Example

CERTIFICATE OF APPROPRIATENESS APPLICATION

Updated: October, 2018

Case # HPC-____ - ____



CONTACT INFORMATION

Applicant's Name	MATT AKINS	Property Owner	MATT AKINS; AKINS & OLSON, LLC
Applicant's Mailing Address	704 W HOPKINS SAN MARCOS, TX 78666	Owner's Mailing Address	5716 TRAVIS GREEN LANE AUSTIN, TX 78666
Applicant's Phone #	512-431-2278	Owner's Phone #	512-431-2278
Applicant's Email	bikemattak@gmail.com	Owner's Email	bikemattak@gmail.com

PROPERTY INFORMATION

Address of Proposed Work: 704 W HOPKINS

Historic District: HOPKINS Tax ID #: R 41718

Legal Description: Lot 7 Block 1 Subdivision JOHN SCOTT

Historical Designation(s) of Property, if applicable: ☐ National ☐ Registered Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to summarize the proposed work (Please be specific. Use additional pages if necessary.)

I was issued a CoA in early 2020 for a non-illuminated, attached wood sign for my Bed & Breakfast (The Yellow House Hostel) located at 704 W Hopkins. The CoA expired during the Covid-19 pandemic and I would like to re-apply for a sign.

The sign will be exactly the same as before (non-illuminated, wood, 48" diameter and attached to outside wall of my building to the right of the front door. The proposed sign will display an armadillo riding a bicycle with the words "The Yellow House Hostel" and "San Marcos, TX 78666"

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$0

Technology Fee \$12

TOTAL COST \$12

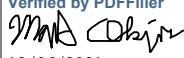
Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Matt Akins (owner) acknowledge that I am the rightful owner of the property located at 704 W Hopkins (address).

I hereby authorize Matt Akins (agent name) to file this application for Certificate of Appropriateness (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: 
Verified by PDFFiller
12/06/2021 Date: 06 December, 2021

Printed Name: Matt Akins

Signature of Agent: 
Verified by PDFFiller
12/06/2021 Date: 06 December, 2021


Printed Name: Matt Akins

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$88 plus an \$12 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$88 plus a \$12 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature:  _____
Verified by PDFFiller
12/06/2021

Date: 06 December, 2021

Print Name: Matt Akins